



THE STORY OF  
**3 Avocet Drive**  
*Snettisham, Norfolk*

**SOWERBYS**





THE STORY OF

# 3 Avocet Drive

Snettisham, Norfolk  
PE31 7UW

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Detached House

Modern Layout

Four Bedrooms

Three Bathrooms

Enclosed Rear Garden

Driveway

Cart Shed

Close to Beach

Excellent Decorative Order

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Welcome to this stunning contemporary home, thoughtfully designed to blend modern style with everyday practicality. With its open-plan layout, premium finishes, and well-considered spaces, this exceptional property offers a luxurious yet comfortable lifestyle.

At the heart of the home is a bright and spacious kitchen and family room, where sleek cabinetry, high-quality appliances, and a central island create the perfect hub for cooking, dining, and entertaining. Expansive french doors open onto the rear garden, inviting natural light to flood the space and ensuring a seamless connection between indoor and outdoor living—ideal for summer gatherings or peaceful evenings at home. A separate utility room provides additional storage and functionality, while a downstairs W.C. and a versatile reception room—perfect as a home office, playroom, or even a fourth bedroom—add to the home's flexibility.

Upstairs, three generously proportioned double bedrooms offer a restful retreat for the whole family. The principal suite is a true sanctuary, featuring a beautifully appointed en-suite bathroom and a stylish dressing room. A guest bedroom also benefits from its own en-suite, while a sleek, well-designed family bathroom serves the remaining bedrooms.

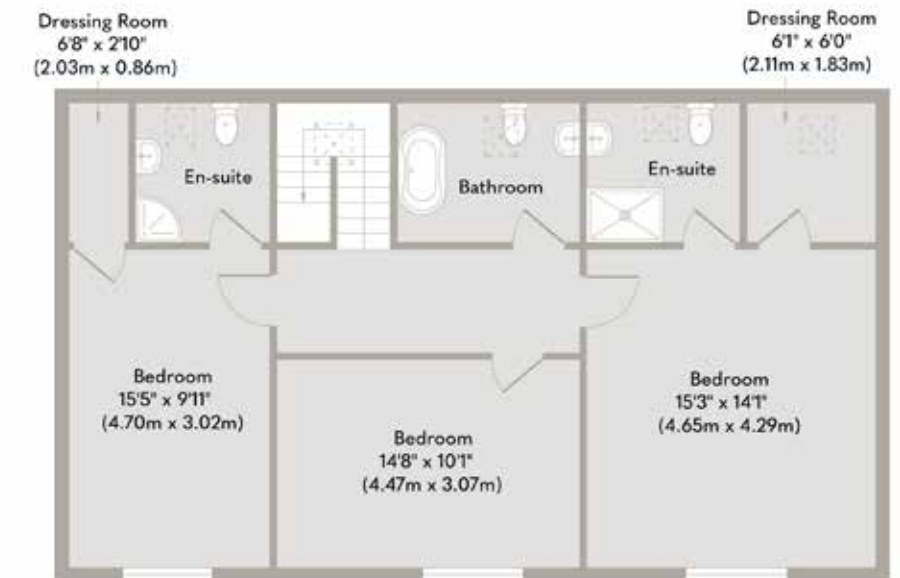
Externally, this home continues to impress. A private driveway and carport provide ample off-road parking, while the enclosed rear garden offers a low-maintenance yet inviting outdoor space. Whether enjoying a morning coffee on the patio, dining alfresco, or simply unwinding in the fresh air, the garden is the perfect complement to the home's stylish interiors.

Combining striking design with everyday practicality, this home is an outstanding opportunity for those seeking modern family living. Don't miss your chance to experience it firsthand—schedule a viewing today!









First Floor  
Approximate Floor Area  
879 sq. ft  
(81.66 sq. m)



Outbuilding  
Approximate Floor Area  
199 sq. ft  
(18.48 sq. m)



Ground Floor  
Approximate Floor Area  
879 sq. ft  
(81.66 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Snettisham

SMALL VILLAGE, BIG REPUTATION

For a small, coastal village, Snettisham has a big reputation, not least as a gourmand's getaway. Add to this a wealth of pretty period properties and it's not surprising that many come for a weekend only to seek a more permanent place to stay.

With a primary school, GP surgery and dental practice, plus a central chemist and supermarket, plus a handy local builder's merchant for any renovations, the village is extremely well serviced. A small retail park, Poppyfields, and The Granary, which is a treasure trove of craft, antiques and collectibles, sit on the edge of the village and are fun to explore.

Resplendent St Mary's Church which sits on a hill behind the village centre was built in the 14th century and has an 172ft spire that was once used as a landmark for ships on The Wash, and described by architectural historian Pevsner as, "perhaps the most exciting decorated church in Norfolk".

Diners are spoiled for choice as Snettisham is also home to The Old Bank, which was named The Good Food Guide Best Local Restaurant in 2019 and is also listed in the Michelin Guide. For coffee, brunch or an evening of wine, nibbles and jazz, try the sister business next door, The Old Store.

Snettisham is home to a RSPB nature reserve and Wild Ken Hill, a rewilding site using regenerative farming to return the land to its natural stage. Or up the adrenaline level at Snettisham Beach Sailing Club which offers paddleboarding, kayaking, windsurfing, kitesurfing and dinghy sailing, alongside a vibrant social events calendar.

Whatever pace you enjoy, there can be few places as appealing as Snettisham to enjoy some of the finer things in life.



*Note from Sowerbys*



Entrance Hall

"Combining striking design with everyday practicality, this home is an outstanding opportunity for those seeking modern family living."



## SERVICES CONNECTED

Mains electricity, water and drainage. Heating via air source heat pump with underfloor heating to ground floor and radiators to first floor.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

B. Ref: 8191-5269-0932-4326-8093

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///flukes.twirls.newspaper

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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