



THE STORY OF

4 Magnolia Gardens

Snettisham, Norfolk

SOWERBYS



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Snettisham, Norfolk
PE31 7UN

Detached Bungalow

Quiet Location

Close to Facilities

Spacious Sitting Room

Kitchen/Breakfast Room

Utility Room

Three Bedrooms

Bathroom and En-Suite

Separate WC

Conservatory

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Nestled at the end of a quiet cul-de-sac, just a short stroll from the heart of the village and only minutes from the beach and local nature reserve, this delightful detached bungalow offers an ideal blend of peace, convenience, and coastal charm.

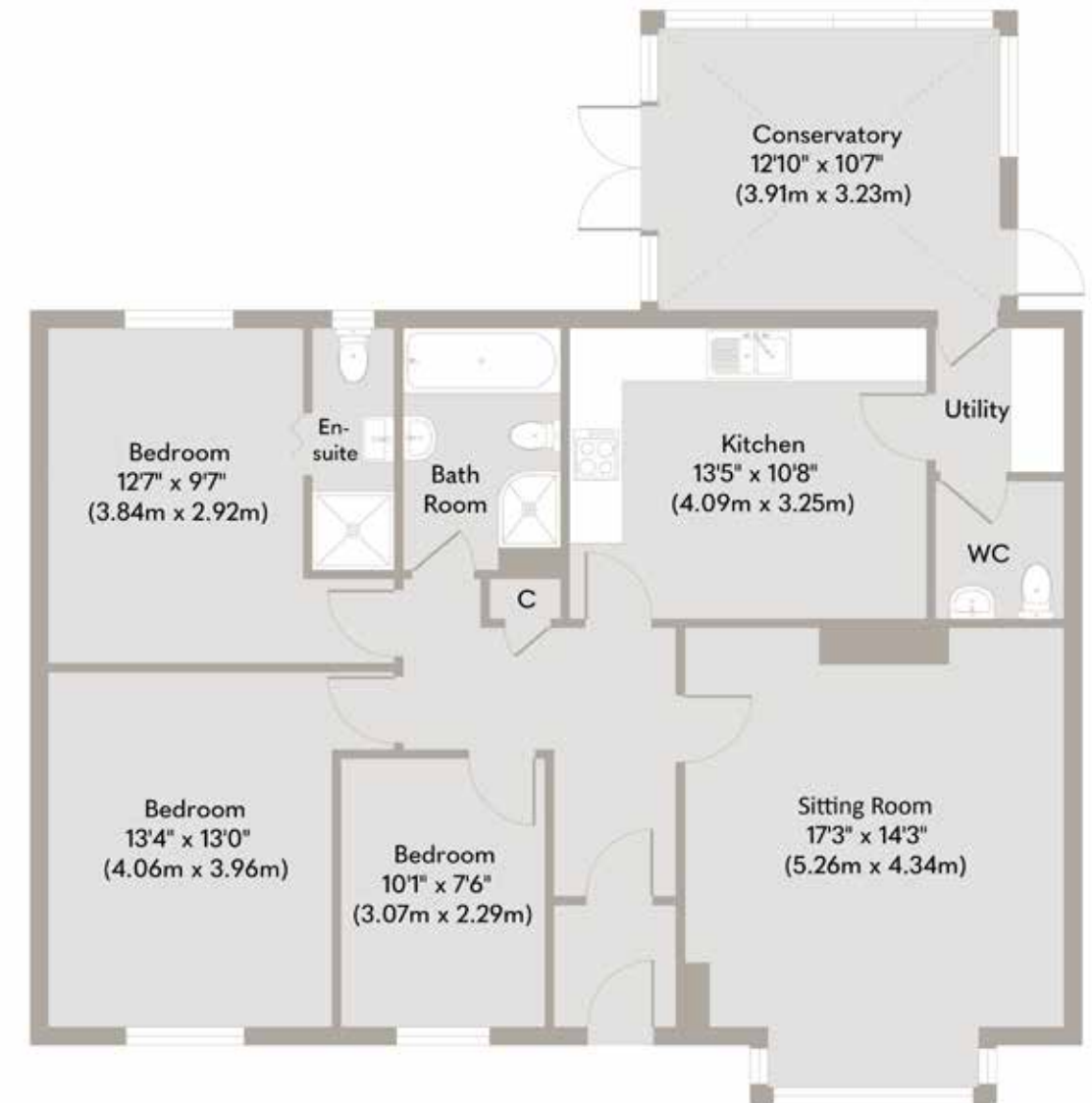
The property boasts a spacious layout, including a large, light-filled sitting room perfect for relaxing or entertaining. The kitchen/breakfast room is well-proportioned and practical, complemented by a separate utility room for added convenience. An attractive conservatory to the rear provides a tranquil spot to enjoy the garden views all year round.

There are three generously sized bedrooms, including a principal bedroom with en-suite shower room, alongside a well-appointed family bathroom and an additional separate WC.

Outside, the home is approached via a private driveway offering off-road parking and access to the garage. To the rear, the enclosed garden is mainly laid to lawn with a patio area ideal for outdoor dining or enjoying the sunshine.

This is a lovely home in a sought-after location – early viewing is highly recommended.





Approximate Floor Area
1,164 sq. ft
(108.13 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



The Rose and Crown, Snettisham

"The home is just a short stroll from the heart of the village, and only minutes from the beach..."



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///sinkhole.irritated.touches

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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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