



THE STORY OF

45 Strickland Avenue

*Snettisham, Norfolk*

SOWERBYS



THE STORY OF

# 45 Strickland Avenue

Snettisham, Norfolk  
PE31 7PY

- Detached Bungalow
- Sitting/Dining Room
- Two Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Driveway
- Garage
- Quiet Location

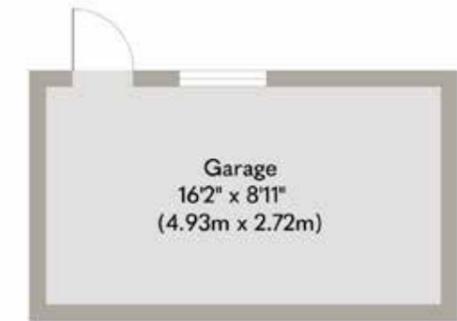
Nestled in a peaceful residential area, this delightful detached bungalow offers the perfect blend of convenience and comfort. Ideally situated just a short stroll from the village centre and only a few minutes' drive from the beach, the property is well-placed for enjoying both local amenities and coastal living.

Inside, the home features a bright and airy sitting/dining room, providing an inviting space for relaxation and entertaining. The fitted kitchen is designed with practicality in mind, while two well-proportioned bedrooms and a family bathroom complete the accommodation.

Outside, the property benefits from a private driveway to the side leading to a garage, offering ample parking and storage. To the rear, an enclosed garden provides a safe and sunny space, perfect for outdoor dining or simply unwinding. This well-presented bungalow is ideal for a range of buyers, from those seeking a peaceful retreat to downsizers looking for single-storey living in a convenient location.

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Garage



Approximate Floor Area  
862 sq. ft  
(80.082 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 sunny rear garden is perfect for outdoor dining or simply unwinding.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## 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: ///sparrows.successor.thumps

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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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