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No 28 Springfield

THE STORY OF

# Springfield

*Little Snoring, Norfolk*

SOWERBYS

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THE STORY OF

# Springfield

28 Woods Place, Little Snoring  
Norfolk, NR21 0FJ

Detached Bungalow

Open Plan Reception

Two Bedrooms

En-Suite Master Bedroom

Well-Maintained Garden

Garage

Village Location

No Onward Chain

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“Being in such a peaceful location, the garden is a very tranquil place to sit out and listen to the birds.”

Offered to market with no onward chain, this delightful, detached bungalow offers modern and contemporary living in a delightful village setting.

Built in 2021 by New Buckenham Property, Springfield is located on a small and exclusive development in the popular and well-located village of Little Snoring.

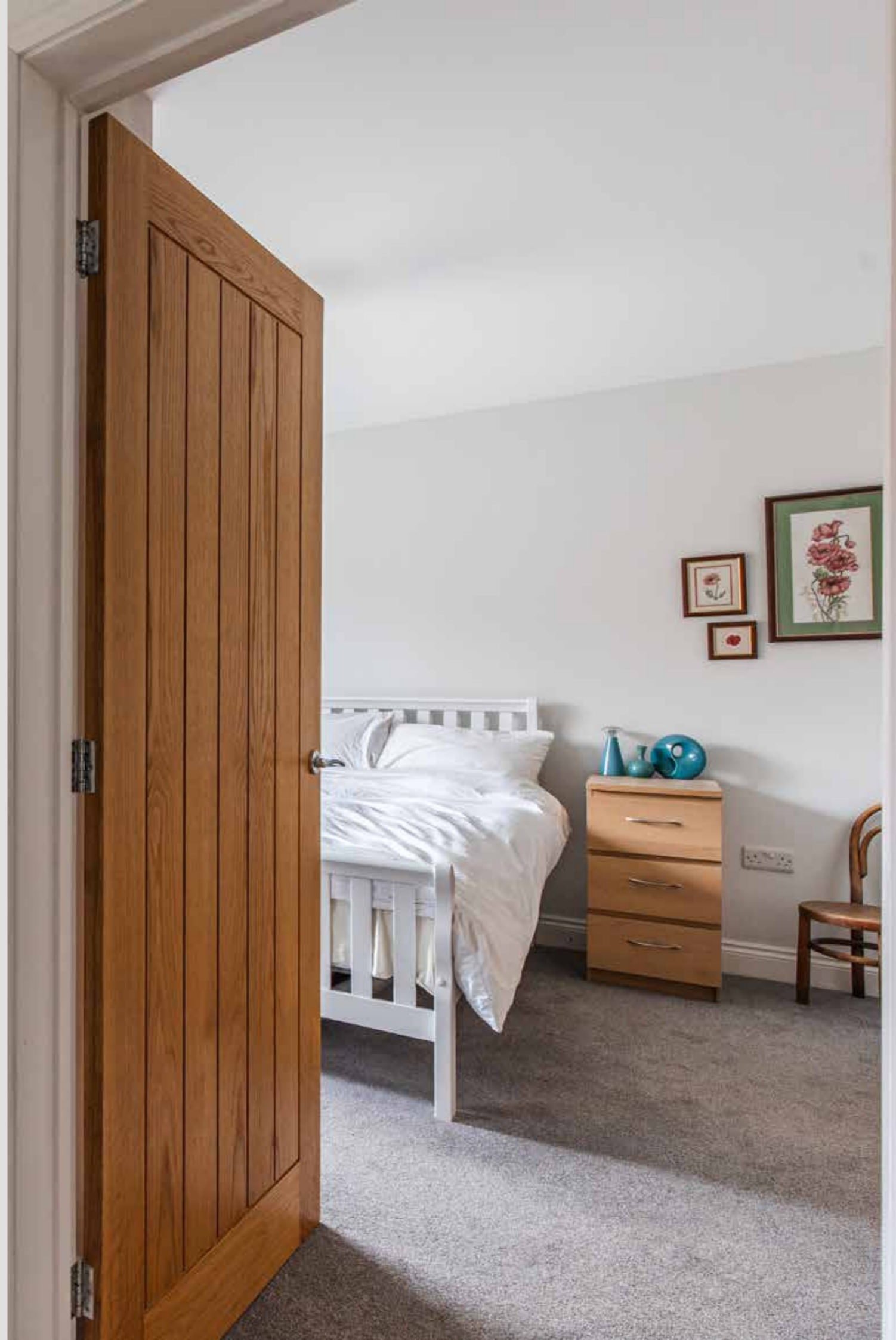
The properties have been thoughtfully designed to offer contemporary accommodation, which in this case provides bright and spacious single story living. With a tandem driveway providing parking for multiple vehicles, and leading to a detached garage ideal for storage. It is clear that modern day living

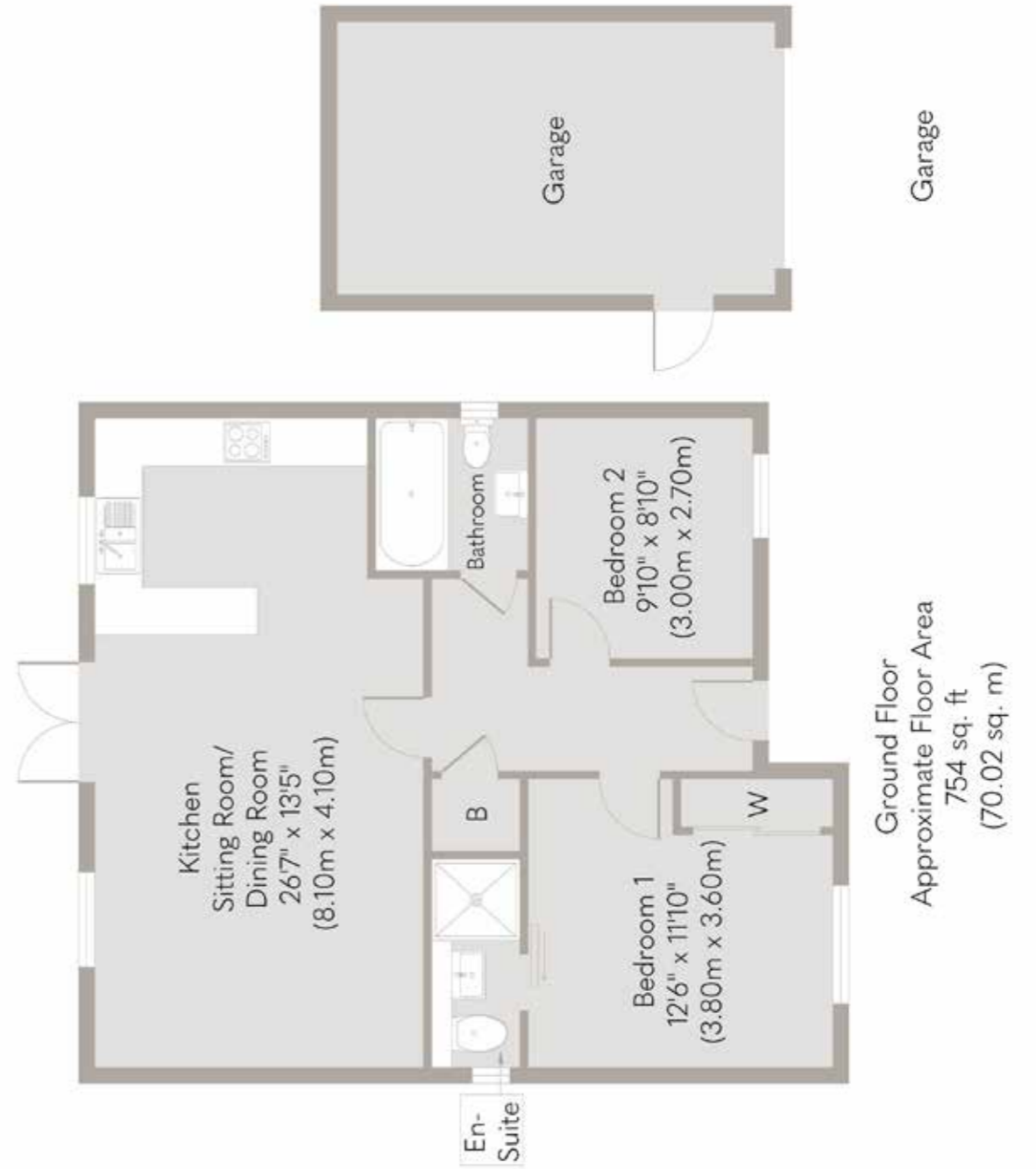
has been considered at this development, the reception space lends itself perfectly to entertaining, air source heating, and a private garden.

The bungalow benefits from a large open-plan reception room. There is a shaker style kitchen, with integrated appliances, and French doors leading from the reception area into the well-maintained garden. The two double bedrooms are of a generous size, the main is serviced by an en-suite shower room, and there is a separate main bathroom also.

Springfield presents as an ideal opportunity for someone to purchase a turn-key bungalow in a popular village location.







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.

ALL THE REASONS



# Little Snoring

IN NORFOLK  
IS THE PLACE TO CALL HOME



Coast or country? If your heart is set on rural life, but within easy reach of the sea, Little Snoring is top of the

list. While sandy beaches are just ten miles away, this little village is perfectly positioned halfway between King's Lynn and Norwich within easy reach of Fakenham, Holt and Swaffham, making for an easy commute.

Surprisingly, Little Snoring is actually larger than Great Snoring. This is likely because it was a major British airbase during World War II and was only decommissioned in the 1950s.

This village itself has a pub, shop and post office, whilst less than three miles away is the bustling market town of Fakenham.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham

Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!

Make time to explore the Fakenham Lancaster Heritage Trail, a series of 32 plaques which bring the town's industrial past to life. Originally a vibrant agricultural centre, during the 19th century Fakenham rose to prominence as a major centre for printing – spot the printing blocks which have been set in the surface of the market place and date back to 1250. The stallholders still set out their wares every Thursday with a farmers' market on the last Saturday of the month.

Foodies are spoilt for choice with locally farmed meat, produce and award winning Mrs Temple's cheese available to fill your pantry at nearby Walsingham Farm Shops. Save the washing up and dine out at The Ostrich Inn, which has been serving locals since 1841, or indulge at Sculthorpe Mill, which was awarded a Michelin Bib Gourmand in 2022, on the edge of town.



Note from the Vendor



Little Walsingham.

“The local pub is fantastic and we love exploring around Great Walsingham.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Air source 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: ///installs.bandstand.zipped

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# SOWERBYS



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