



THE STORY OF

Morgan House

Little Snoring, Norfolk

SOWERBYS



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Little Snoring, Norfolk
NR21 0RY

Immaculately Presented Throughout

Executive-Style Detached House

Contemporary Living Space with
Kitchen/Dining Room

Dual-Aspect Sitting Room

Spacious Principal En-Suite Bedroom

Three Further Bedrooms

Beautifully Landscaped Gardens

Double Attached Garage

Cul-De-Sac Location

Chain Free

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Just outside of the market town of Fakenham, enroute to the Georgian town of Holt, sits the village of Little Snoring, where Morgan House can be found nestling towards the bottom of the cul-de-sac, ensuring there is no through traffic.

The family size property has been home to our vendor for more than 20 years, during which time they have enjoyed great, friendly, neighbours, the garden and of course the house itself. The location is perfect for those journeys into Holt for schooling and of course to access the North Norfolk coast.

Built in a modern style and used as the show home for the developer, it offers all of the features that buyers who are looking for a sociable kitchen space which allows entertaining in an informal setting are looking for, whilst opening up to a more formal dining room if required.

For those buyers working remotely, or for those with a hobby that requires space to spread out, there is a study overlooking the pretty rear garden. The dual-aspect sitting room is a further example of the space that Morgan House boasts.

For those buyers seeking a spacious en-suite principal bedroom, look no further. The other three bedrooms are served by the family bathroom situated off the light and airy landing.

The enclosed garden has been a labour of love for our vendors who have created a delightfully, well-stocked haven for themselves and the birdlife.

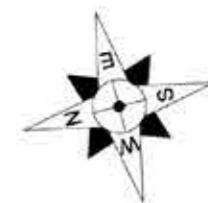
It is time for our vendors to move on and for Morgan House to seek a new custodian, in what is described as a safe, quiet and friendly neighbourhood.











Ground Floor
Approximate Floor Area
1,450 sq. ft
(134.73 sq. m)



First Floor
Approximate Floor Area
978 sq. ft
(90.89 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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Little Snoring

THE PERFECT MIX OF
COAST AND COUNTRY

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!



Note from Sowerbys



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SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref: 0390-2454-2330-2504-1981.

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: ///pollution.tallest.covers

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SOWERBYS

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Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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