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THE STORY OF

# 1 Bell View

*Little Snoring, Norfolk*

SOWERBYS



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# 1 Bell View

Little Snoring, Norfolk  
NR21 0RB

Modern Design

Detached Bungalow  
Located on a Corner Plot

Kitchen/Family Room

Sociable Sitting Room

Principal Bedroom En-Suite

Three Further Bedrooms

Shower Room

Garage, Driveway and  
Enclosed Garden

Chain Free

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Just a five-minute drive from the market town of Fakenham, you will find the village of Little Snoring slumbering off the A148 and just along The Street, this modern build, detached bungalow, sits on its corner plot.

If you are seeking a generous size single-storey property, you will instantly warm to the spacious entrance hall, that connects all the rooms. The delightful well-fitted kitchen boasts space for dining as a family, connecting with the sociable size and shape of the sitting room that gives access to the garden in the summer and is made beautifully cosy in the winter by the wood burner.

The well-proportioned room sizes continue into the principal bedroom with its en-suite shower room and if you are looking for another three bedrooms served by a separate shower room, then look no further.

The outside space is both enclosed and manageable, with a mix of patio and lawned areas. There is a single garage with parking to its front and access to the rear of the property beyond the pretty brick wall, is via a gate adjacent to the driveway.

The current owner has cherished hosting family and friends at 1 Bell View, with the added benefit of access to the stunning North Norfolk coast. Now, the time has come to pass this special home on to new custodians to create their own treasured memories.







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*



“The outside space is both enclosed and manageable, with a mix of patio and lawned areas.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 9330-2161-0000-2020-5111

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: ///project.opposing.lectured

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

*Nelson's  
Journey*

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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