



THE STORY OF

The Acorns

Little Snoring, Norfolk

SOWERBYS



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The Acorns

7 Woods Place, Little Snoring, Norfolk
NR21 0FJ

Stunning Condition Throughout

Three Bedrooms, Two Bathrooms

Open Plan Living Overlooking
the Immaculate Garden

Spacious Patio with Studio

Incredible Specification Throughout

South West Facing Garden and Patios

Air Source Heating with Underfloor Heating

Larger Than Usual Double Garage
and Brick Weave Driveway

Lovely Quiet Location

Remainder of New Home Warranty

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One of the finest bungalows you will find, 'The Acorns' in the village of Little Snoring, is simply better than new!

Not only is the condition impossible to find fault with, but the specification is simply breathtaking, with luxury touches at every turn.

From the welcoming hallway, double doors take you through to the open-plan kitchen, dining, and sitting room, which overlook the patios and garden and are flooded with natural light from two aspects. There are three bedrooms serviced by two beautiful bathrooms. Ample storage is provided by the superb ice-white Hammonds fitted furniture in the double bedrooms. The third bedroom is used by the current owners as a cosy reading room.

The exterior is equally beautifully presented and ticks every box. The larger-than-usual double garage is equipped with electric doors, while the driveway is permeable brick weave. Indian sandstone patios wrap around the south and west of the home. A fully insulated studio is tucked in the far corner, while a garden shed takes care of all garden storage needs.

The endless specification includes air source underfloor heating with individual Heatmiser controls for each room, a Somfy programmable electric blind system for the open plan area, Bosch and Neue appliances in the kitchen to complement the French Grey shaker units, electric garage doors, luxury bathrooms with beautiful tiling and vanity units, solid oak doors throughout, and Hammonds fitted furniture.

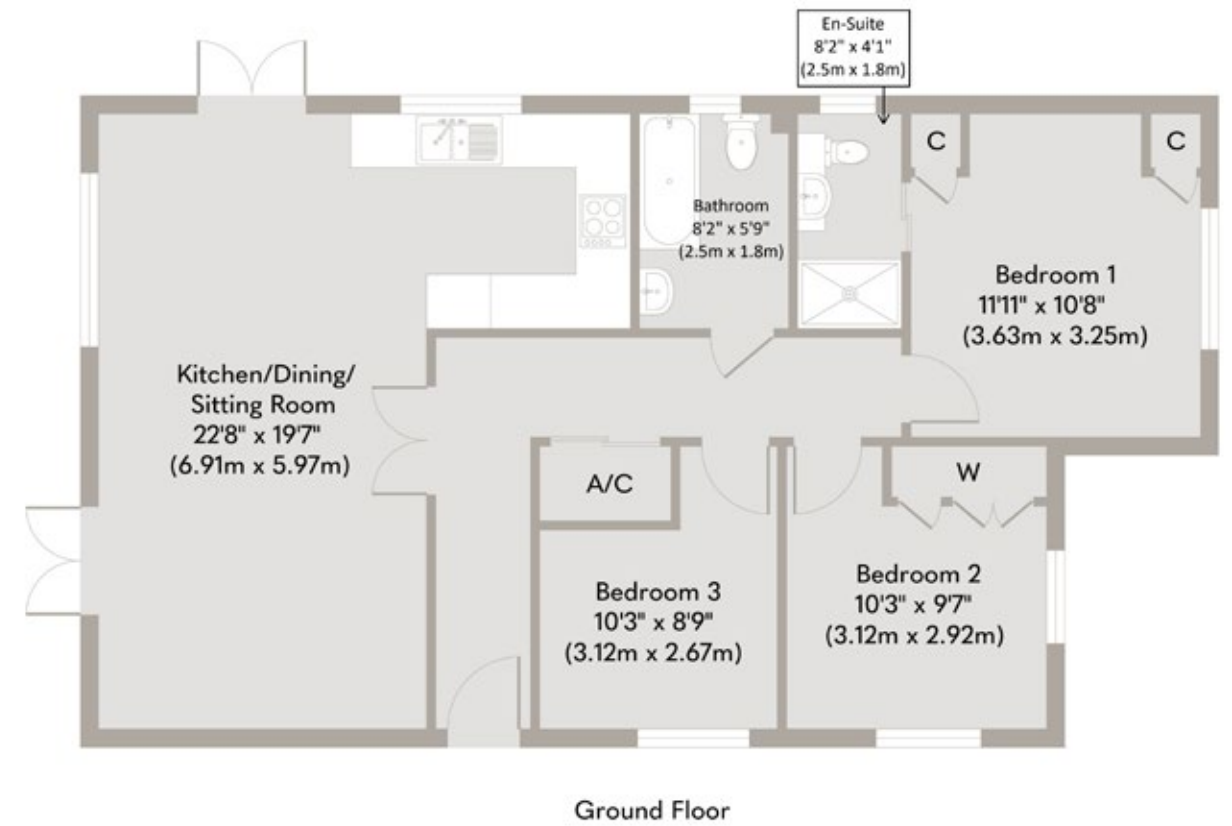
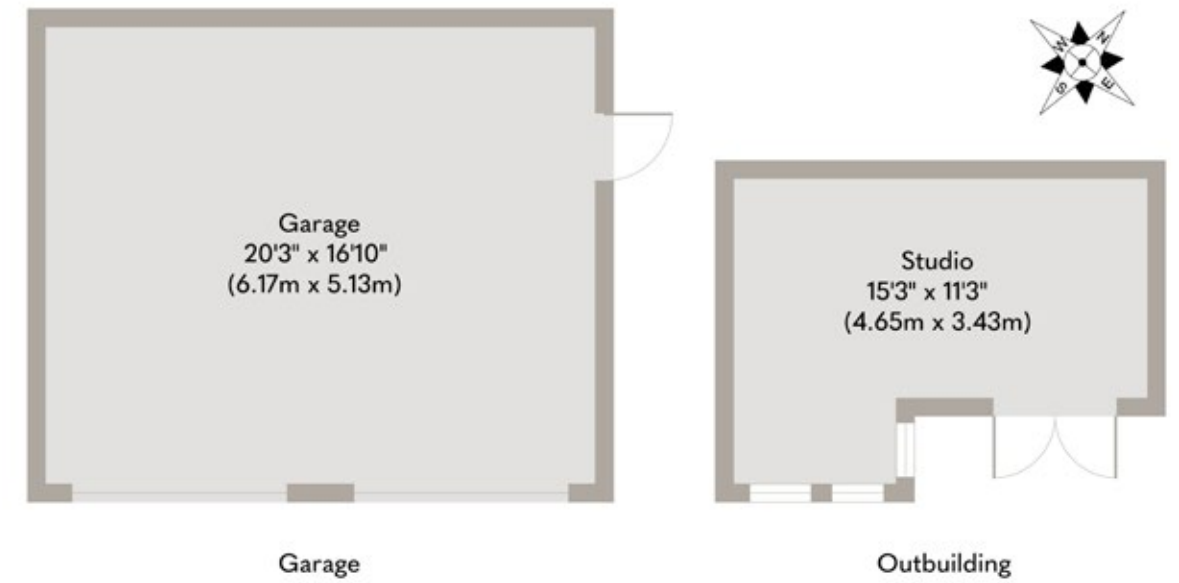
You will be hard-pressed to find another bungalow that matches 7 Woods Place. The vendors are ready to sell and move out, chain-free. We look forward to showing you around.





Our home is efficient,
relaxing, and
high specification
throughout.





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 the Vendor



“One of our favourite spots is the garden, which is wonderful and relaxing. Outdoor living is the best.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 9350-3433-5090-2620-2081

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: ///slant.free.tolerates

AGENT'S NOTE

1. The property had a 10 year One Guarantee New Home Warranty in 2020.
2. There are restrictions to keeping caravans, motor homes or commercial vehicles in Woods Place.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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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