



THE STORY OF

Treetops

Little Snoring, Norfolk

SOWERBYS



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Treetops

9 Woods Place, Little Snoring, Fakenham, Norfolk
NR21 0FJ

Immaculately Presented Three-
Bedroom, Two-Bathroom Bungalow

Exceptional Corner Plot with Field
Views Beyond the Garden

Light-Filled Open Plan Living Space
Opening onto the Patios

High-Specification Kitchen
with Quality Appliances

Air Source Heat Pump with Underfloor
Heating and Individual Room Controls

Beautifully Landscaped Wrap-Around
Garden with Spacious Patio Areas

Fully Insulated Garden Studio

Stylish Bathrooms with Contemporary
Tiling and Vanity Units

Garage and Permeable Brick Weave
Driveway with Potential to Extend

New Home Warranty

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This exceptional three-bedroom bungalow is presented in truly stunning condition and offers a standard of finish that surpasses many new builds. Positioned on an outstanding corner plot with field views to the rear, the property enjoys immaculate gardens, superb natural light, and an impressive open plan layout that is both practical and elegant.

At the heart of the home is a spacious kitchen, dining, and sitting area with large windows and doors that frame the garden beautifully, creating a seamless connection between indoor and outdoor living. The kitchen is fitted with high-quality appliances, grey shaker-style units, and oak worktops, all complemented by underfloor heating via an efficient air source heat pump.

The three bedrooms are served by two beautifully appointed bathrooms, finished with contemporary tiling, vanity units, and premium fixtures. Throughout the home, you will find solid oak doors, bespoke fitted furniture, and an attention to detail that reflects the care taken in every aspect of its design.

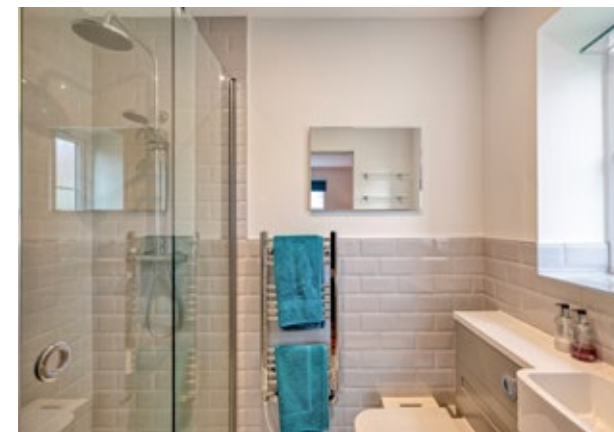
Outside, the generous wrap-around gardens are perfectly maintained, offering a spacious patio ideal for entertaining, alongside a fully insulated garden studio and separate workshop/shed. The garage is accompanied by a permeable brick weave driveway with ample parking and scope to extend, subject to planning.

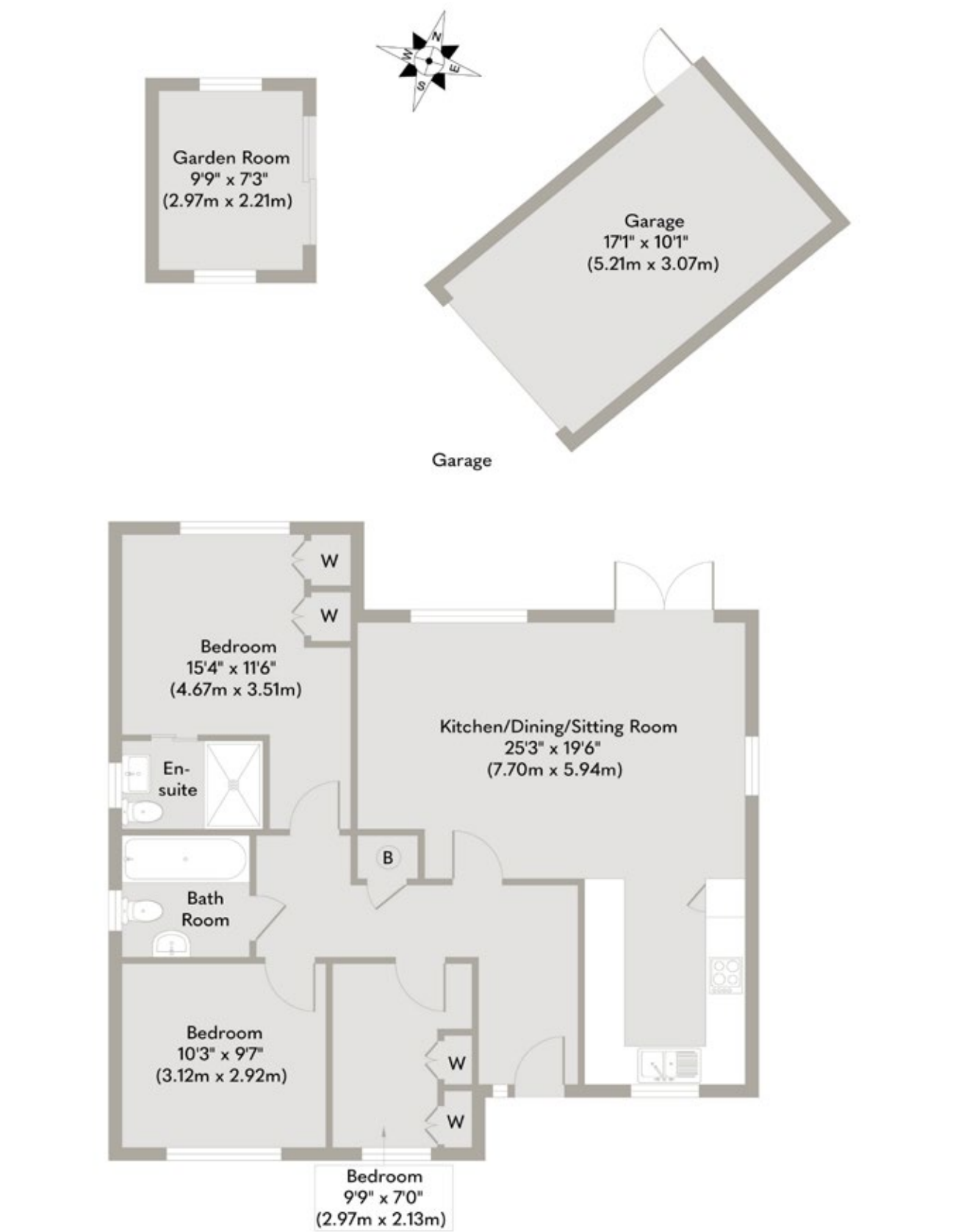
With the balance of the new home warranty remaining and vendors who are ready to move forward with their next purchase, this is a rare opportunity to secure a home that truly stands out. Early viewing is highly recommended.





A truly outstanding
three-bedroom
bungalow, finished to
a standard that exceeds
many newly built homes.





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.

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



“Occupying an enviable corner plot with uninterrupted field views that enhance the sense of space and privacy.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 0330-3555-1020-2029-3475

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: ///spare.battling.sandbags

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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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