



1 The Pastures, Little Snoring

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Independent Estate Agents
Pointens





1 The Pastures

Little Snoring, Norfolk NR21 0RY

Holt 11 miles, North Norfolk Coast 9 miles

Norwich 20 miles

A modern detached family sized home with flexible accommodation situated in a small quiet residential close of similar properties. No.1 has just been completely re-furbished and now offers an immaculate, light and airy home. Outside there is a sunny private rear garden and double garaging.

GUIDE PRICE £475,000



The Property

The property offered for sale is a spacious detached modern home situated in a small select development. Recently re-furnished throughout to a high standard to include new bathrooms, a luxury kitchen, utility room and cloakroom with re-decoration and new carpets throughout. The accommodation comprises an entrance hall, an 18' double aspect sitting room with an open fireplace, a dining room, a well fitted out kitchen/diner, a study/bedroom four, a cloakroom and a utility room. A first floor landing leads to a master bedroom with en-suite, two further bedrooms and a family bathroom. The property enjoys the benefit of sealed unit double glazing and oil fired central heating. Outside, a brick weave driveway provides ample off street parking and leads to a detached brick and tile double garage. The property is being sold with no onward chain.

Location

Little Snoring is, surprisingly, larger than Great Snoring. This is probably because it was a major British airbase during World War II and was only decommissioned in the 1950's. Little Snoring is a small village about three miles from the market town of Fakenham with its wide range of amenities including its National Hunt Racecourse. The village itself has a pub, shop and post office. The North Norfolk coastline is about 9 miles distant with Wells-next-the-sea, Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

Directions

Leave Holt on the A148 to Fakenham. After around 11 miles you will enter the village of Little Snoring. Upon entering the village take the first turning right sign posted Little Snoring airfield. Follow the road for a few hundred yards, after passing the village primary school turn left into Thursford Road. You will then find the entrance to The Pastures, No 1 is the first house on the left hand side identified by a Pointens for sale board.

Accommodation

Front Door leading to:-

Entrance Hall

Staircase to first floor, understairs cupboard, radiator

Sitting Room (18'10 x 11'8 double aspect)

Open fireplace with marble hearth and wooden surround. Television point. Sliding door to rear garden, radiator.

Dining Room (10'5 x 8'7)

Radiator.

Study / Bedroom Four (12' x 12'8)

Radiator.

Kitchen (15'4 x 10'3)

Range of fitted base units with working surfaces over, inset one and half bowl sink unit with mixer tap. Fitted double oven, dishwasher, integrated fridge and freezer, surface hob with extractor hood. Tiled splashbacks, range of matching wall units with under lighting. Tiled floor.

Utility Room (7'10 x 5'10)

Base unit, single drainer sink, plumbing for automatic washing machine, tumble drier. Radiator, tiled floor. Door to rear garden.

Cloakroom

Vanity unit with washbasin over, WC., heated towel rail. Half tiled walls and tiled floor.

First Floor Landing

Radiator.

Bedroom One (15'2 x 11'7)

Fitted double wardrobe, radiator.

En-suite

Corner shower cubicle with fitted shower, vanity unit with basin over. WC, radiator, wall mounted electric mirror. Tiled floor, half tiled walls.

Bedroom Two (11'4 x 8'7)

Radiator.

Bedroom Three (10'3 x 8'8)

Radiator.

Bathroom

Shower/bath with shower screen, vanity unit with basin over. WC., wall mounted electric mirror, tiled floor, half tiled walls.

Curtilage

The property is approached over a brick weave driveway which provides ample off street parking for several vehicles and leads to a detached brick and tile garage double (21'9 x 18'6) with electric up and over door, electric power and light. To the front of the property is a lawned garden with various inset shrubs and paved pathways which lead down both sides of the property to the rear garden which is also laid to lawn, together with a patio area and various inset flower and shrub beds. Outside oil fired boiler for central heating and domestic hot water. All enclosed by wooden panelled fencing.

General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage are connected

Council Tax: Band E (2025/26—£2837.67)

Energy Performance Certificate: Band C

Local Authority: North Norfolk District Council. Tel: 01263 513811.

Viewings: Strictly via the sole agents, Pointens Estate Agents,

Tel: 01263 711880.

Reference: H 313016

Agents Note: Intending purchasers will be asked to produce original Identity documentation and proof of address before solicitors are instructed. We also require to see proof of funding.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

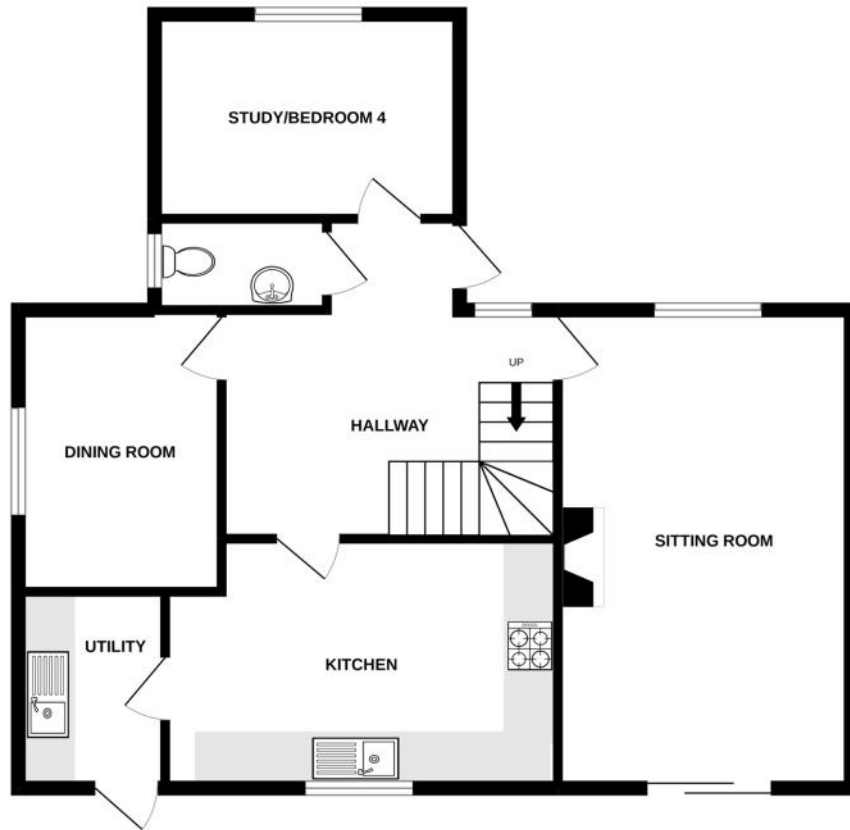
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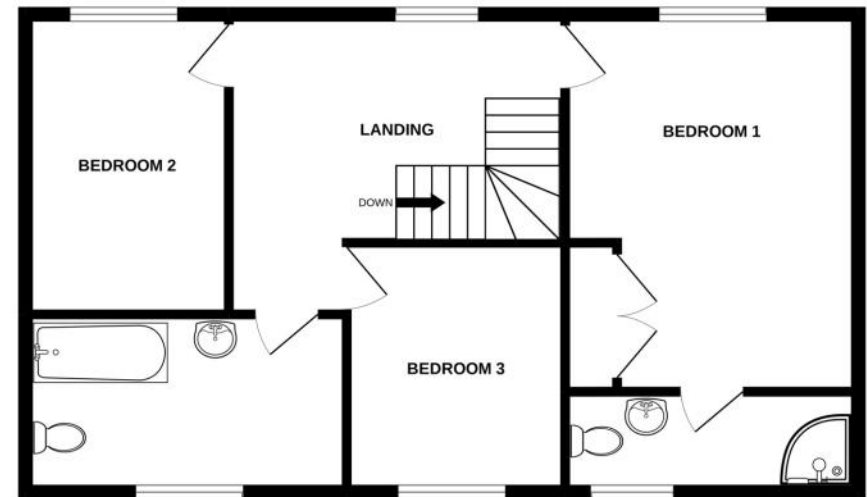




GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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