



Introducing  
Common Road  
Snettisham

**SOWERBYS**

As you arrive, the first thing you'll notice is the breath-taking outlook: uninterrupted views across open fields to the renowned Ken Hill Nature Reserve, now a celebrated haven for wildlife and natural beauty.

Step inside to a generous entrance hall that immediately sets the tone for the space and flow of this home. From here, you're drawn into a bright and welcoming living room—a true retreat—with triple-aspect windows, engineered oak flooring, and a striking log-burning stove set on a traditional Norfolk pamment-tiled hearth. It's the perfect place to unwind after a day on the coast, with modern comforts like multiple power points, TV, and Wi-Fi connectivity all thoughtfully in place.

The heart of the home is the stylish kitchen-diner, blending a fresh, modern finish with classic country charm. Shaker-style units, quartz-effect worktops, and tiled floors create a practical yet beautiful space for cooking and entertaining. The kitchen is fully equipped with integrated appliances—including oven, five-ring gas hob, washing machine, and dishwasher—and also features a versatile area ideal for use as a utility space. French doors open out to a sun-filled, southwest-facing garden—your own private escape for summer evenings and alfresco dining.

Upstairs, the landing enhances the sense of space and leads to three bedrooms, a family bathroom, and practical airing cupboards. The principal bedroom is a serene sanctuary, complete with engineered oak flooring, built-in wardrobes, and a modern en-suite. But it's the views that truly elevate this space - gaze out over paddocks and the woodlands of Ken Hill as you start your day. The en-suite bathroom shares these same peaceful views and features a large walk-in shower, sleek basin, WC, and oak-effect flooring.

The second bedroom is also a good double with good quality carpet flooring and a built-in storage wardrobe. Bedroom three is a large and bright single bedroom, which would equally make the ideal home office. The family bathroom is finished to the same quality as the rest of the home, with decorative tiles, laminate wood effect flooring, frosted window to the rear aspect, and modern white bathroom suite with shower over the bath.

This exceptional home also benefits from a garage and two allocated parking spaces. The garden is well-maintained and is mainly laid to lawn and patio with a selection of mature shrubs to the border. The property is situated on the edge of the popular village, but is only a five minute walk to the centre and also the Ken Hill Nature reserve. It's a ten minute drive to Heacham and Hunstanton and 20 minutes into Kings Lynn and Fakenham.

## SNETTISHAM

For a small, coastal village, Snettisham has a big reputation, not least as a gourmand's getaway. Add to this a wealth of pretty period properties and it's not surprising that many come for a weekend only to seek a more permanent place to stay.

With a primary school, GP surgery and dental practice, plus a central chemist and supermarket, plus a handy local builder's merchant for any renovations, the village is extremely well serviced. A small retail park, Poppyfields, and The Granary, which is a treasure trove of craft, antiques and collectibles, sit on the edge of the village and are fun to explore.

Resplendent St Mary's Church which sits on a hill behind the village centre was built in the 14th century and has an 172ft spire that was once used as a landmark for ships on The Wash, and described by architectural historian Pevsner as, "perhaps the most exciting decorated church in Norfolk".

Diners are spoiled for choice as Snettisham is also home to The Old Bank, which was named The Good Food Guide Best Local Restaurant in 2019 and is also listed in the Michelin Guide. For coffee, brunch or an evening of wine, nibbles and jazz, try the sister business next door, The Old Store.

Snettisham is home to a RSPB nature reserve and Wild Ken Hill, a rewilding site using regenerative farming to return the land to its natural stage. Or up the adrenaline level at Snettisham Beach Sailing Club which offers paddleboarding, kayaking, windsurfing, kitesurfing and dinghy sailing, alongside a vibrant social events calendar.

Whatever pace you enjoy, there can be few places as appealing as Snettisham to enjoy some of the finer things in life.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

B. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

## LOCATION

What3words: ///begins.charts.succumbs

## AGENT'S NOTE

Photographs were taken prior to the current tenancy.



# 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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