



Introducing
11 Shelduck Drive,
Snettisham

SOWERBYS

Upon arrival to the property, prospective tenants are immediately welcomed into the kitchen which leads to well proportioned single storey accommodation beyond.

The modern fitted kitchen, home to an abundance of both cupboard and worktop units is ready for those looking to display their culinary skills. Offered with an electric cooker and an under counter fridge, the kitchen has space for all traditional white goods. Bathed in natural light, the cosy sitting room, complete with operational electric fireplace, boasts adequate dimensions for all desired furnishings.

The primary bedroom within the bungalow is a versatile double room which, offered with an oak wardrobe, enjoys an aspect of the private enclosed garden with the village park beyond. The second bedroom, a smaller double room could alternatively be utilised as an office for those working remotely or as a dressing room. Complementing the bedrooms, the wet room style bathroom comprises a soak away shower, a wash basin and WC.

Externally the property benefits from a gravel driveway providing parking for two vehicles in front of a single garage with electric supply. The south facing rear enclosed garden features a low maintenance lawn in addition to a generous patio area.

Available now on an initial 12 month tenancy.

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 B.

AGENT'S NOTES

Pets By Negotiation

Gas Central Heating

Available Now

Unfurnished

12 Month Initial Tenancy

ENERGY EFFICIENCY RATING

C. 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: [///dislodge.unlisted.plotting](https://www.what3words.com/dislodge.unlisted.plotting)



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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