



THE STORY OF

Plovers

Little Snoring, Norfolk

SOWERBYS



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Plovers

22 Woods Place, Little Snoring, Norfolk
NR21 0FJ

Modern Semi-Detached Home Built in 2021

Village Location

Three Bedrooms

Principal En-Suite and Family Bathroom

Kitchen/Dining Room

Sitting Room

Utility Room

Garage and Off Street Parking

Efficient Air Source Heat Pump

EPC Rating B

No Onward Chain

SOWERBYS BURNHAM MARKET OFFICE

01328 730340

burnham@sowerbys.com





Set within the ever-popular Woods Place development, Plovers is an impeccably presented semi-detached home, built in 2021 and designed with contemporary living and energy efficiency at its heart. Boasting an impressive EPC rating of B and benefitting from an air source heat pump, the property offers an extremely valuable advantage of lower running costs.

Well-proportioned and flooded with natural light, the home has been thoughtfully designed to suit modern family life. The welcoming entrance hall leads to two spacious ground floor rooms that span the depth of the house. The stylish shaker-style kitchen is fitted with high-quality integrated appliances, an enamel sink and generous dining space, making it the perfect setting for everything from everyday meals to entertaining friends and family. Opposite, the bright sitting room enjoys French doors opening onto the garden, seamlessly connecting indoor and outdoor living. A practical utility room and downstairs WC complete the ground floor.

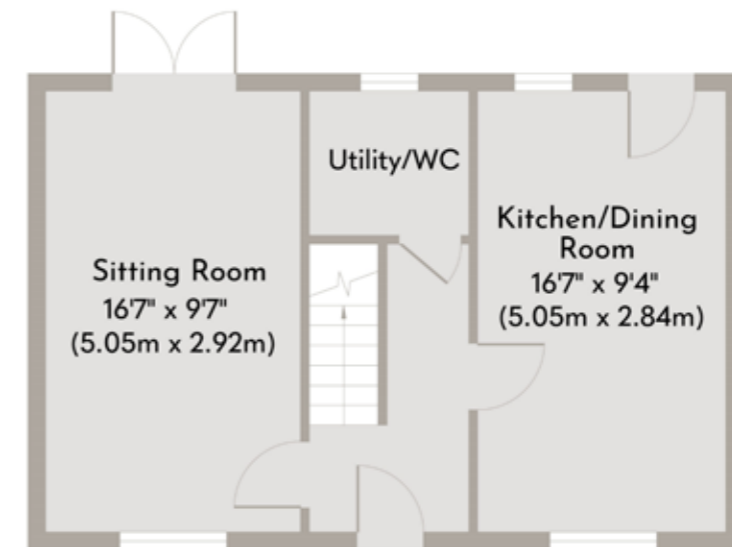
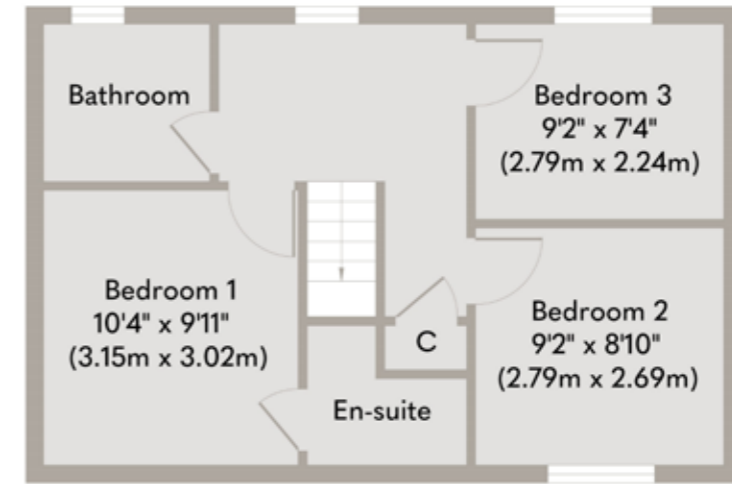
Upstairs, there are three bedrooms, including a principal bedroom with en-suite shower room, alongside a contemporary family bathroom. The third bedroom offers increased flexibility to suit changing lifestyles, whether as a nursery, home office or guest room.

Outside, the property benefits from driveway parking leading to a single garage, while the enclosed rear garden offers a generous lawn and patio. Young trees have been planted to create increasing privacy and character as they mature.

Whether you're searching for your first home, looking for more space to accommodate a growing family, or simply seeking the comfort of a modern, low-maintenance home with outstanding energy credentials, Plovers presents an exceptional opportunity to enjoy stylish living in a highly efficient home built for the future.



This semi-detached house provides bright and spacious rooms, which form an ideal family home.



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 Sowerbys



“Plovers is a contemporary residence which has been thoughtfully designed throughout.”



SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

B. Ref: 2409-3910-7300-5029-4204

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: ///different.collects.handbag

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SOWERBYS

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

