



INTRODUCING

# Flettons

*Little Snoring, Norfolk*

SOWERBYS



THE STORY OF

# Flettons

The Street, Little Snoring,  
Norfolk, NR21 0HU

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No Upward Chain

Spacious Detached Bungalow

Three Bedrooms

Generous Sitting/Dining  
Room and Conservatory

Plot of 0.3 Acre (STMS)

Village Location

In Need of Modernisation

Open Countryside  
Views to Rear

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**SOWERBYS FAKENHAM OFFICE**

01328 801534

fakenham@sowerbys.com

Flettons is located just outside the market town of Fakenham, in the village of Little Snoring. The property hasn't been lived in for a number of years and is therefore in need of some work.

With the generous sitting/dining room a bright, triple aspect space, the kitchen opening to the conservatory, and three double bedrooms each having a built-in wardrobe, it's a fantastic opportunity for buyers to transform this spacious, detached bungalow into a wonderful home.

The generous plot provides off road parking and a garage to the front, alongside a pretty front garden. The mature, west-facing rear garden has delightful views over open fields. The property is offered for sale with no upward chain.







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



Open countryside near Little Snoring

“Open countryside provides a delightful backdrop to the mature garden at Flettons...”



## SERVICES CONNECTED

Mains electricity, water and drainage.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///umbrellas.anguished.truly

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

