



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

Village Location

Three Bedrooms

Principal En-Suite and Family Bathroom

Kitchen/Dining Room

Sitting Room

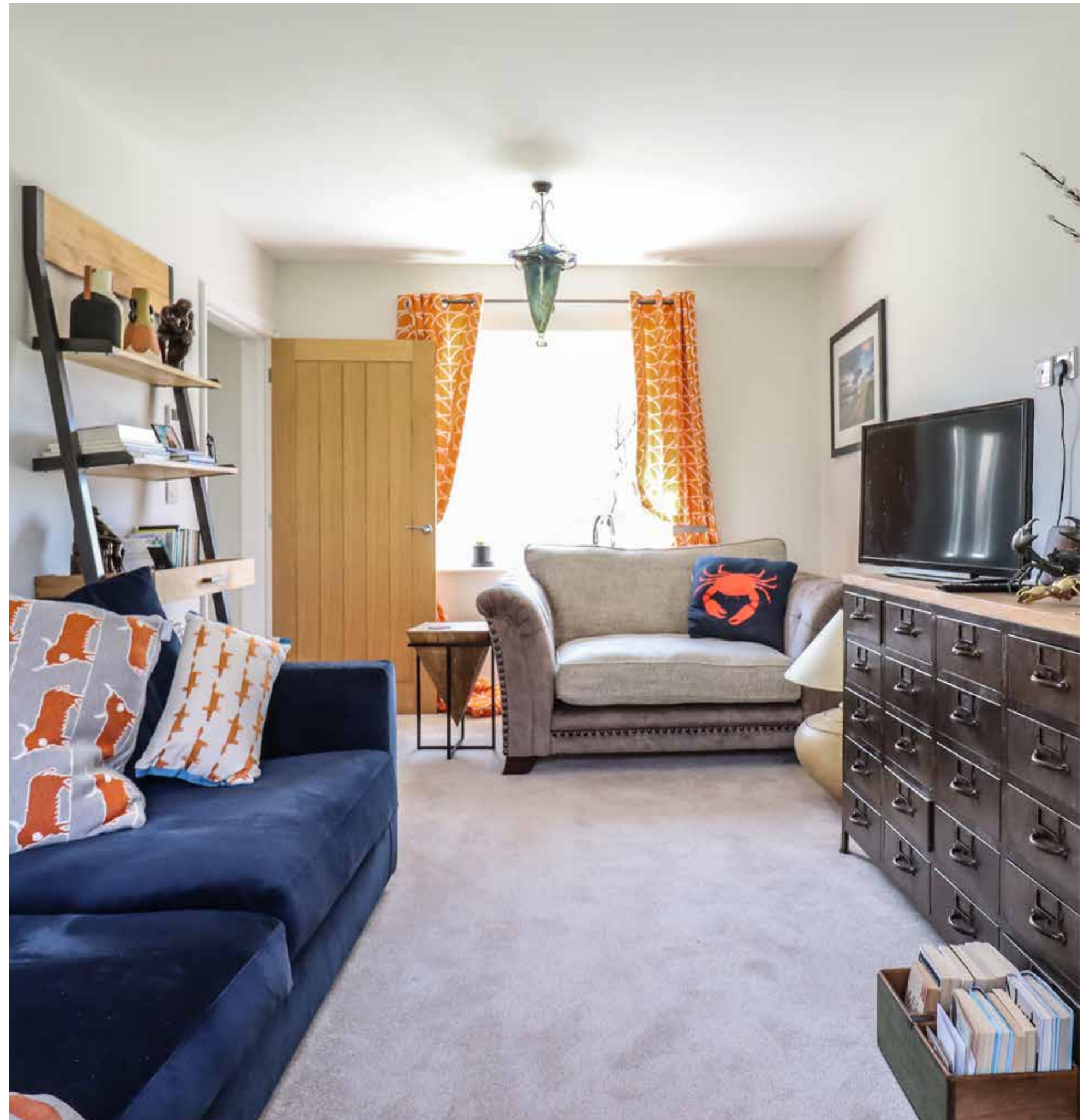
Utility Room

Parking and Garage

Efficient Air Source Heating

No Onward Chain

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Set within a charming modern development, Plovers is a contemporary home which has been thoughtfully designed throughout.

With modern day comforts at the forefront of its build, this semi-detached home provides bright and spacious rooms, which form an ideal family home. The two dual aspect ground floor rooms span the depth of the house and are joined by an airy entrance hall, which leads to a utility room and downstairs WC. The kitchen is fitted with modern, shaker-style cabinetry with high specification built in appliances, and an enamel sink. This sociable room, ideal for hosting, has plenty of space for a dining table. The sitting room benefits from french doors leading to the garden.

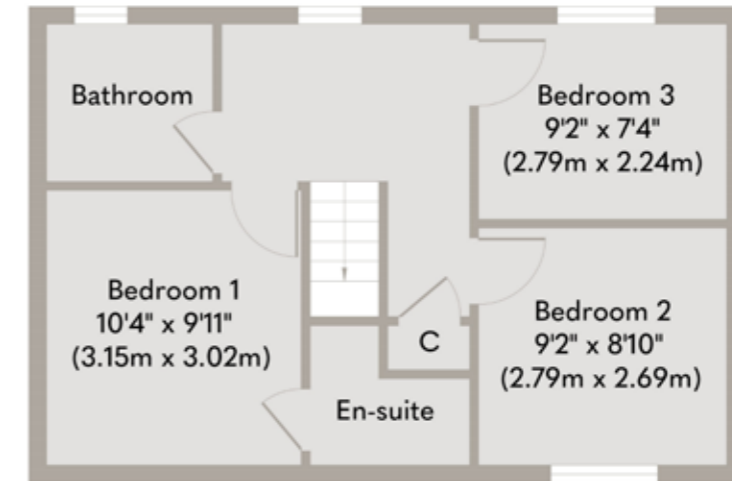
It is clear that this home is set up perfectly to welcome guests, evident from the first floor accommodation, benefitting from three generously sized bedrooms, one en-suite, and a family bathroom. One of the bedrooms is currently set up as a useful dressing room.

Outside, parking is provided in tandem on the driveway approaching the garage. To the rear is a good sized garden which is mainly laid to lawn and patio. There are some young trees which will no doubt in time provide shade and privacy from neighbouring properties, adding another layer of depth to the garden.

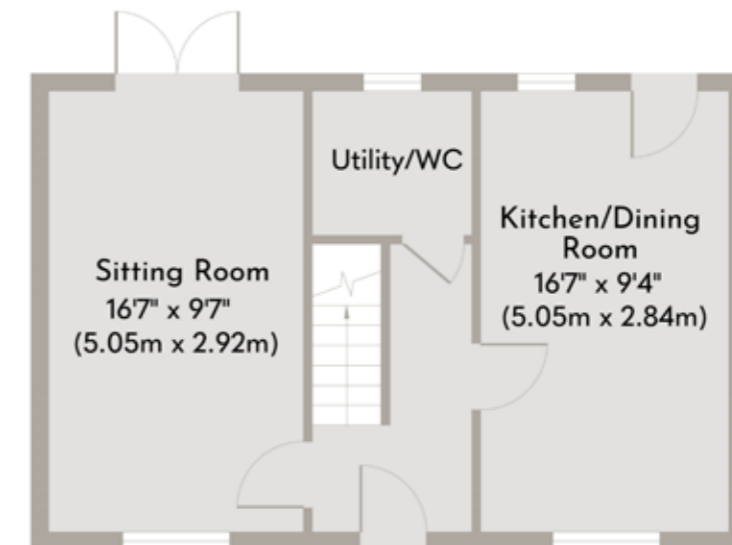
Plovers has made for the perfect bolt hole for the current owners and its flexible set up will no doubt provide again for the next custodian, be it as a second home, holiday let or main residence.



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



First Floor
Approximate Floor Area
424 sq. ft
(39.41 sq. m)



Ground Floor
Approximate Floor Area
424 sq. ft
(39.41 sq. m)

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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 St Martins
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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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