



3 Sedgeford Road, Snettisham, King's Lynn, PE31 7NB

£260,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

There's something quietly special about the walk into Snettisham from this charming three-bedroom mid-terrace home. It's not just the destination, it's the gentle rhythm of village life along the way. A passing nod outside the church, the laughter drifting from the playing field, the welcoming hum of the Rose & Crown, each step feels unhurried, grounding. By the time you reach the heart of the village, with its independent shops, cosy eateries and everyday essentials, you realise just how much this setting invites you to slow down and savour things.

Set with open allotments both to the front and rear, this is a home that feels connected to nature and the seasons. Recently refreshed with a full redecoration, it offers a bright, welcoming canvas, ready for you to move straight in, while leaving room to gradually make it your own.

Approaching from the road, you're drawn through a beautifully kept front garden, where a magnolia tree adds a soft, graceful touch. Step inside, and the sense of flow is immediate. The living spaces feel easy and intuitive, each room leading naturally into the next. The dual-aspect sitting room is filled with light throughout the day, equally suited to lively gatherings as it is to quiet evenings curled up with a book.

The dining room opens into the kitchen, creating a sociable heart to the home, somewhere conversations carry easily over long breakfasts or relaxed dinners with friends. Light pours in here too, giving the space an uplifting, airy feel. The kitchen itself is thoughtfully arranged, with generous work surfaces, ample storage and integrated appliances, practical yet inviting, whether you're experimenting with new recipes or preparing something simple at the end of the day. A useful rear lobby and a well-appointed bathroom complete the ground floor.

Upstairs, all three bedrooms are comfortable doubles, offering flexibility for family, guests or working from home. The principal bedroom, however, stands apart. Stretching over 17 feet and enjoying dual aspects, it feels like a true retreat, complete with a feature fireplace and fitted wardrobes, it's a space to unwind and recharge.

Outside, the grounds are a real highlight. The plot extends to over 200ft (subject to measured survey), offering a rare sense of space and possibility. The front garden alone is more generous than most, with a sweeping lawn, a tranquil pond and a raised seating terrace, perfect for morning coffee in the sun or an evening glass of something chilled.

To the rear, the garden unfolds in layers. Closest to the house, a courtyard-style space with brick-built outbuildings creates a natural spot for al fresco dining and practical storage. Beyond that, the garden stretches out past blossoming fruit trees, apple and pear, before opening into a wider lawned area. It's easy to imagine children playing, pets roaming, or even the addition of off-road parking if desired.

The generous plot provides exciting potential, for those looking for extra accommodation, subject to the relevant permissions the property could be extending, add more accommodation to the ground floor and potentially moving the bathroom upstairs too. The choice is completely yours

With no onward chain, this is a home that offers not just ease of purchase, but a lifestyle waiting to be embraced, one that balances village charm, space to grow, and the simple pleasure of slowing down.

Tenure: Freehold

Property Type: Terraced House

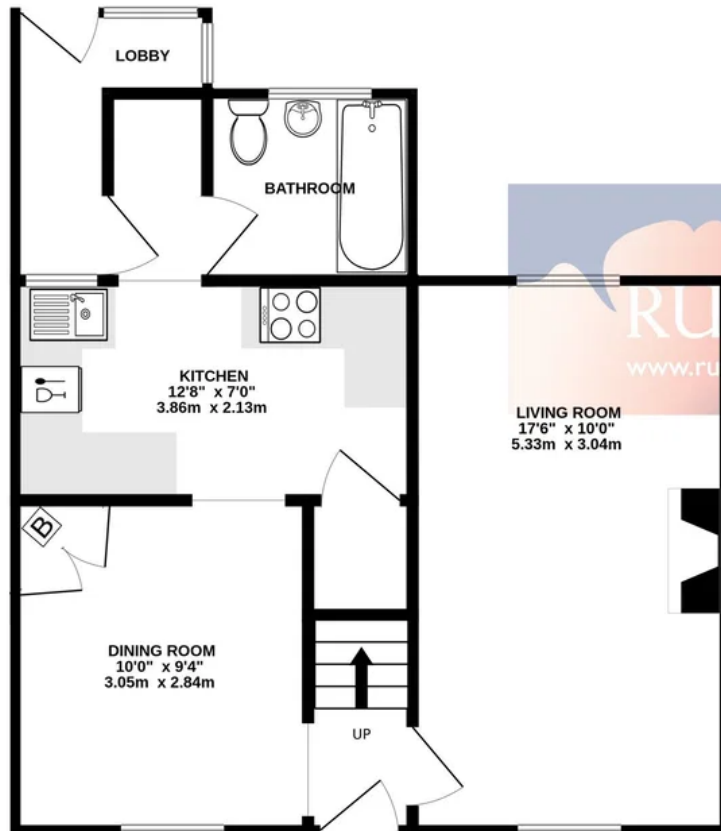
- Mid Terraced House
- Three Double Bedrooms
- No Onward Chain
- Generous Plot - Front and Rear Gardens
- Potential to add Off-road Parking
- Rural Setting - Amongst Allotments
- Close to Heart of Village - Walking Distance to Church and Local Amenities
- Oil Fired Central Heating
- Two Reception Rooms
- Potential to Improve and make your own

Disclaimer

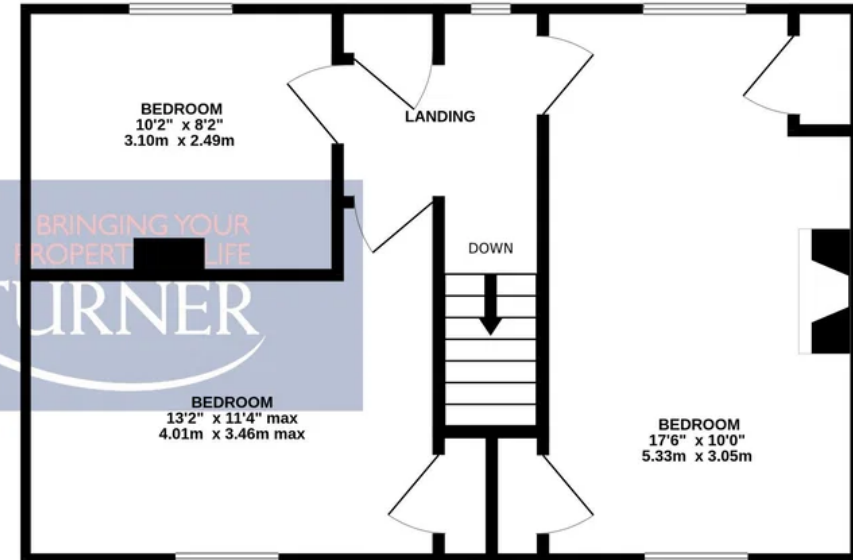
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2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
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GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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