

Little Snoring,
Norfolk

FINE & COUNTRY
North Norfolk





- Chocolate box pretty semi-detached Cottage in popular Village of Little Snoring
- Great sized Kitchen/Diner and high spec finish throughout the house
- Large Family Bathroom and En-Suite to Master Bedroom
- Wonderful Garden with Sun Terrace and Vegetable Patch
- Plenty of parking for upwards of 3 cars
- Total Accommodation extends to 1147 sq.ft
- Energy Rating D



Cottage Perfection

This delightful semi-detached cottage of traditional brick and flint, with its setting at the heart of the peaceful village of Little Snoring and in close proximity to the stunning parish church with its round tower, boasts three bedrooms, generous gardens to the front and rear, and parking for three or more vehicles. Retaining all its charm and character, the original cottage has been sympathetically extended to provide ample living space with all the modern comforts you could want. One not to be missed.

A Perfect Cottage in a Perfect Location

"How we love the quiet and peaceful location, in the beating heart of the old village," the owners said. The original building, a traditional Norfolk cottage of brick and flint, has been sympathetically extended and, as the owners remarked, "has a wonderful bright and airy feel. Flint elevations to the side and rear perfectly compliment the red brick facade to the front." Offering an attractive kitchen/diner with a fitted units and integrated appliances downstairs, there's a main bedroom with en-suite shower room upstairs, and two further bedrooms and a family bathroom.

"This is just the perfect place to be!"

Home Improvements

When the current owners purchased the cottage, it already benefitted from tradition sash-style double-glazed windows, oil-fired central heating, and an open fireplace to the sitting room, but they have continued to make improvements during their time at the property. "Since acquiring the cottage in 2015, we have undertaken a program of renovation works, whilst being passionate about further enhancing the age and style of the property." The kitchen has now been refurbished and is farmhouse style, including a granite worktop with a butler's sink, and a washer/dryer and dishwasher below it. Topped off by the addition of a cast iron ceiling clothes airer, and the subtle addition of LED lighting, the owners feel that they have completed the look of the room.

The improvements don't just end there. "The bathroom and en-suite have been refurbished, with the addition of Spanish porcelain plank-effect tiles. An authentic Norfolk pamment tile floor has been added to the sitting room, and floorboards to two of the bedrooms have been stripped back to the pine."

Gardens Aplenty

To the front of the cottage is a delightful lawned garden enclosed by a brick and flint wall, and to the rear is a spacious garden with a large paved sun terrace with steps leading up to the main area which is laid to turf. "All in all, a quintessential English country cottage garden with wisteria, jasmine, roses and clematis climbing the trellis fencing and fruit trees at the boundary. A wooden pergola frames an arch into a second section of garden at the far end where there is currently an enclosed vegetable patch." With parking for three or more vehicles, the driveway has also recently been resurfaced by the owners.

Village Life

Little Snoring, with a major British airbase active during World War II and decommissioned in 1958, is a small village approximately three miles from the market town of Fakenham with all the amenities you could want to be found there. Surrounded by the glorious Norfolk countryside, the cottage is also, as the owners said, "Close to a generous sweep of the North Norfolk coast for its abundance of offerings."

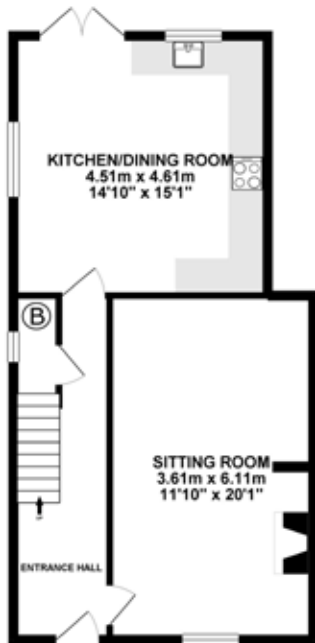




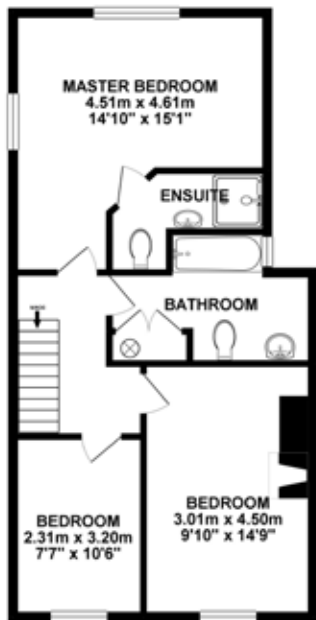




Floor Plans



GROUND FLOOR 53.31 sq. m.
(573.78 sq. ft.)

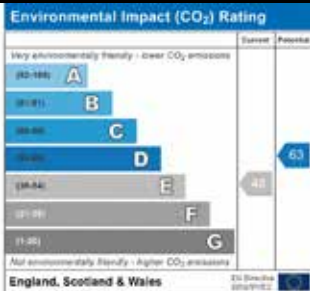
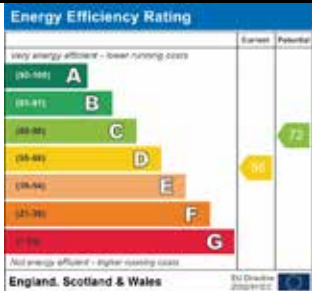


1ST FLOOR 53.31 sq. m.
(573.78 sq. ft.)



TOTAL FLOOR AREA : 106.61 sq. m. (1147.57 sq. ft.) 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 misstatement. 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.
Made with Metaplan 8/2019

Energy Graphs



Additional Information

LOCAL AUTHORITY North Norfolk District Council
AGENT'S NOTES

The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.



Location



On the doorstep

The village of Little Snoring lies amongst the beautiful North Norfolk countryside approximately 4.5 miles from the market town of Fakenham whilst the adjoining market town of Holt is also close by. The village itself is within easy striking distance of the North Norfolk Coast with its miles of unspoilt beaches and salt marshes. There is a primary school, shop and public house within the village with excellent shopping found further afield within the nearby market town of Fakenham.

How far is it to...?

Little Snoring is ideally positioned for access to the North Norfolk Coast with its many attractive villages, sandy beaches and golf courses. Both North and South Creake, Burnham Market, Burnham Deepdale, Brancaster and Blakeney are all within a short drive away, as is the Sculthorpe Moor Nature Reserve run by the Hawk & Owl Trust which introduce native birds to the area to protect the natural environment.

Directions

Leave Fakenham heading east on the A148 towards Holt. Remain on this Road until reaching the sign for Great and Little Snoring and turn left onto The Street. Proceed into the village and the property will be located on the right hand side.

To arrange a viewing of this property please contact

Our Park Lane office

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