

THE STORY OF

# 17 Tapping Close

*Snettisham, Norfolk*

**SOWERBYS**



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# 17 Tapping Close

Snettisham, Norfolk  
PE31 7FF

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Beautifully Presented Detached Family Home

Peaceful Modern Development Close  
to Village Centre and Beach

Welcoming Sitting Room with  
Double Doors to Kitchen

Stylish Kitchen Overlooking the Rear Garden

Canopy-Covered Patio Area

Three Well-Proportioned Bedrooms

Principal Bedroom with En-Suite Shower Room

Driveway Parking and Garage

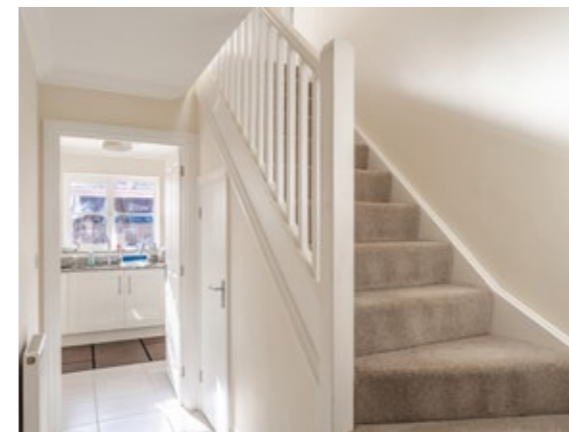
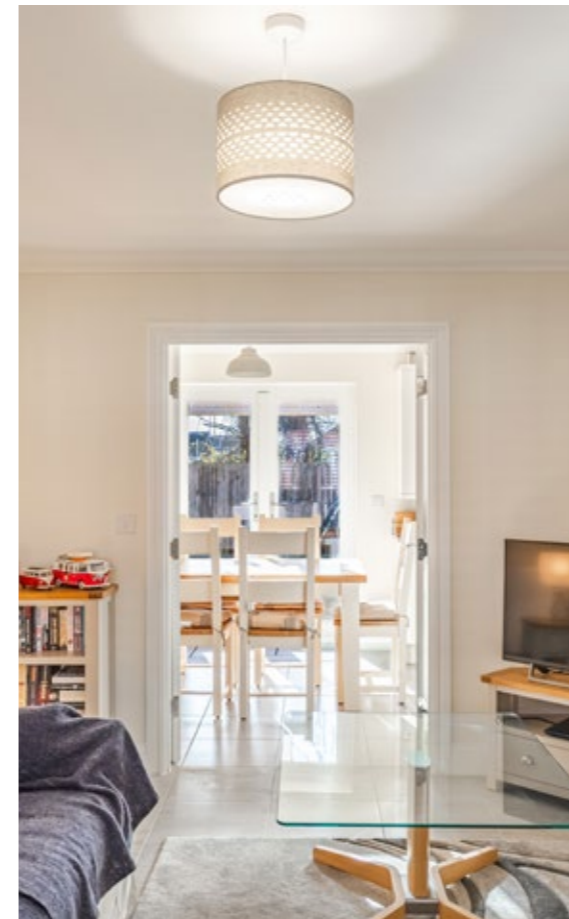
No Upward Chain

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**SOWERBYS HUNSTANTON OFFICE**

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Positioned within a peaceful modern development, this beautifully presented detached family home offers contemporary coastal living just a short stroll from the village centre and a brief drive to the beach. Thoughtfully designed with comfort and practicality in mind, the property provides well-balanced accommodation ideal for modern family life.

The welcoming sitting room creates a warm and inviting atmosphere, featuring double doors that open through to the stylish kitchen/dining room. This light and spacious area forms the heart of the home, with contemporary fittings and ample space for dining and entertaining. French doors lead directly out to the enclosed rear garden, where a canopy-covered patio provides the perfect setting for outdoor dining or quiet relaxation throughout the seasons.

A convenient downstairs W.C. completes the ground floor layout. Upstairs, the home offers three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

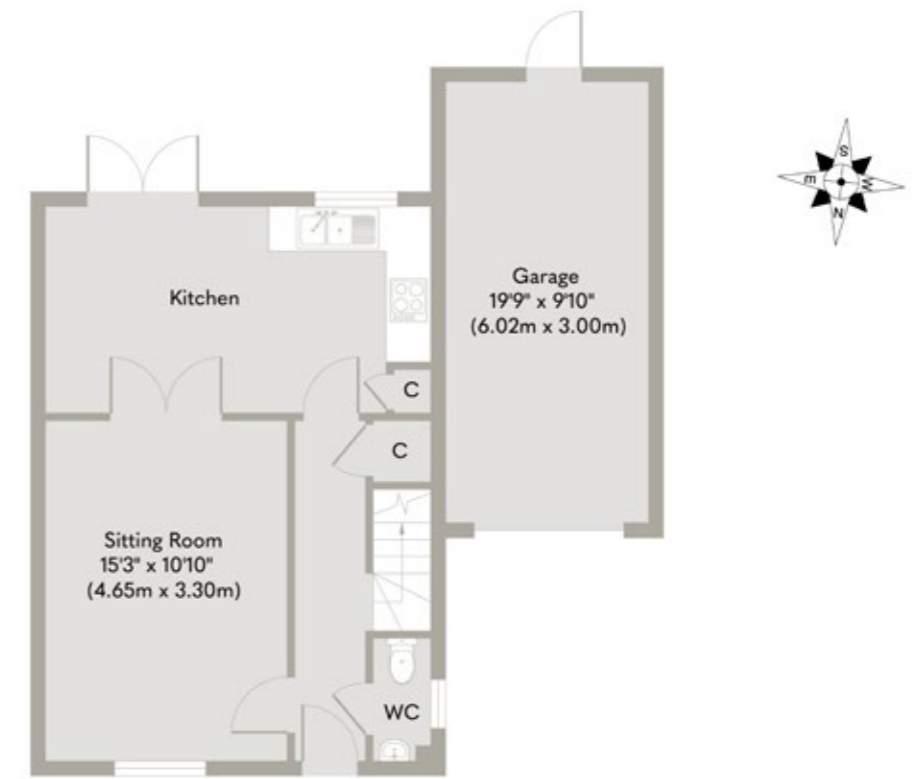
Externally, the property benefits from a driveway to the side providing off-road parking and access to the garage. The enclosed rear garden offers both privacy and security, making it ideal for families with children or pets.

This property presents a wonderful opportunity to acquire a modern, low-maintenance home close to local amenities and the coast. Perfect for families, professionals or those seeking a peaceful retreat by the sea, it is offered with the additional advantage of no upward chain.

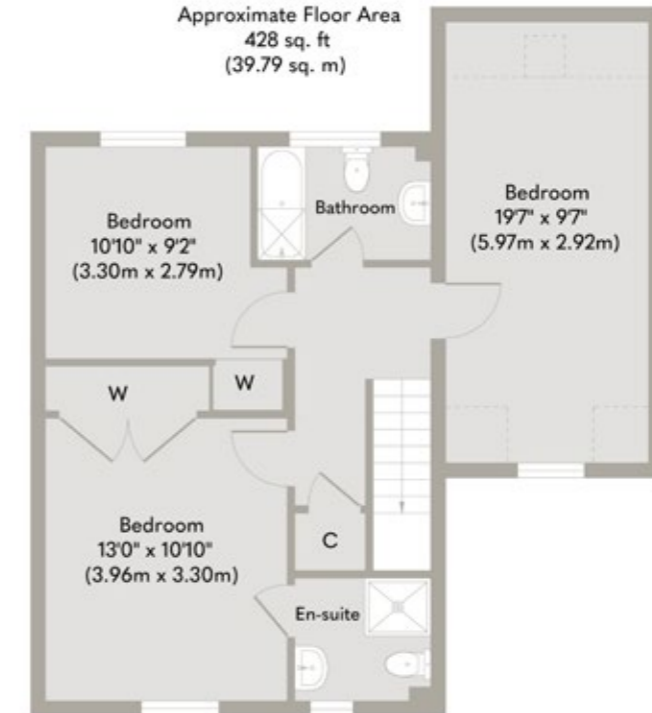


Beautifully presented coastal home close to the village and beach.





Ground Floor  
Approximate Floor Area  
428 sq. ft  
(39.79 sq. m)



First Floor  
Approximate Floor Area  
617 sq. ft  
(57.34 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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# Snettisham

SMALL VILLAGE, BIG REPUTATION

For a small, coastal village, Snettisham has a big reputation, not least as a gourmand's getaway. Add to this a wealth of pretty period properties and it's not surprising that many come for a weekend only to seek a more permanent place to stay.

With a primary school, GP surgery and dental practice, plus a central chemist and supermarket, plus a handy local builder's merchant for any renovations, the village is extremely well serviced. A small retail park, Poppyfields, and The Granary, which is a treasure trove of craft, antiques and collectibles, sit on the edge of the village and are fun to explore.

Resplendent St Mary's Church which sits on a hill behind the village centre was built in the 14th century and has an 172ft spire that was once used as a landmark for ships on The Wash, and described by architectural historian Pevsner as, "perhaps the most exciting decorated church in Norfolk".

Diners are spoiled for choice as Snettisham is also home to The Old Bank, which was named The Good Food Guide Best Local Restaurant in 2019 and is also listed in the Michelin Guide. For coffee, brunch or an evening of wine, nibbles and jazz, try the sister business next door, The Old Store.

Snettisham is home to a RSPB nature reserve and Wild Ken Hill, a rewilding site using regenerative farming to return the land to its natural stage. Or up the adrenaline level at Snettisham Beach Sailing Club which offers paddleboarding, kayaking, windsurfing, kitesurfing and dinghy sailing, alongside a vibrant social events calendar.

Whatever pace you enjoy, there can be few places as appealing as Snettisham to enjoy some of the finer things in life.



## Note from the Vendor



17 Tapping Close

“Fabulous location, big skies, south facing garden - great for a combination of indoor and outdoor living.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

B. Ref:-8676-7631-4960-0729-3902

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: ///menswear.decide.jumbled

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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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