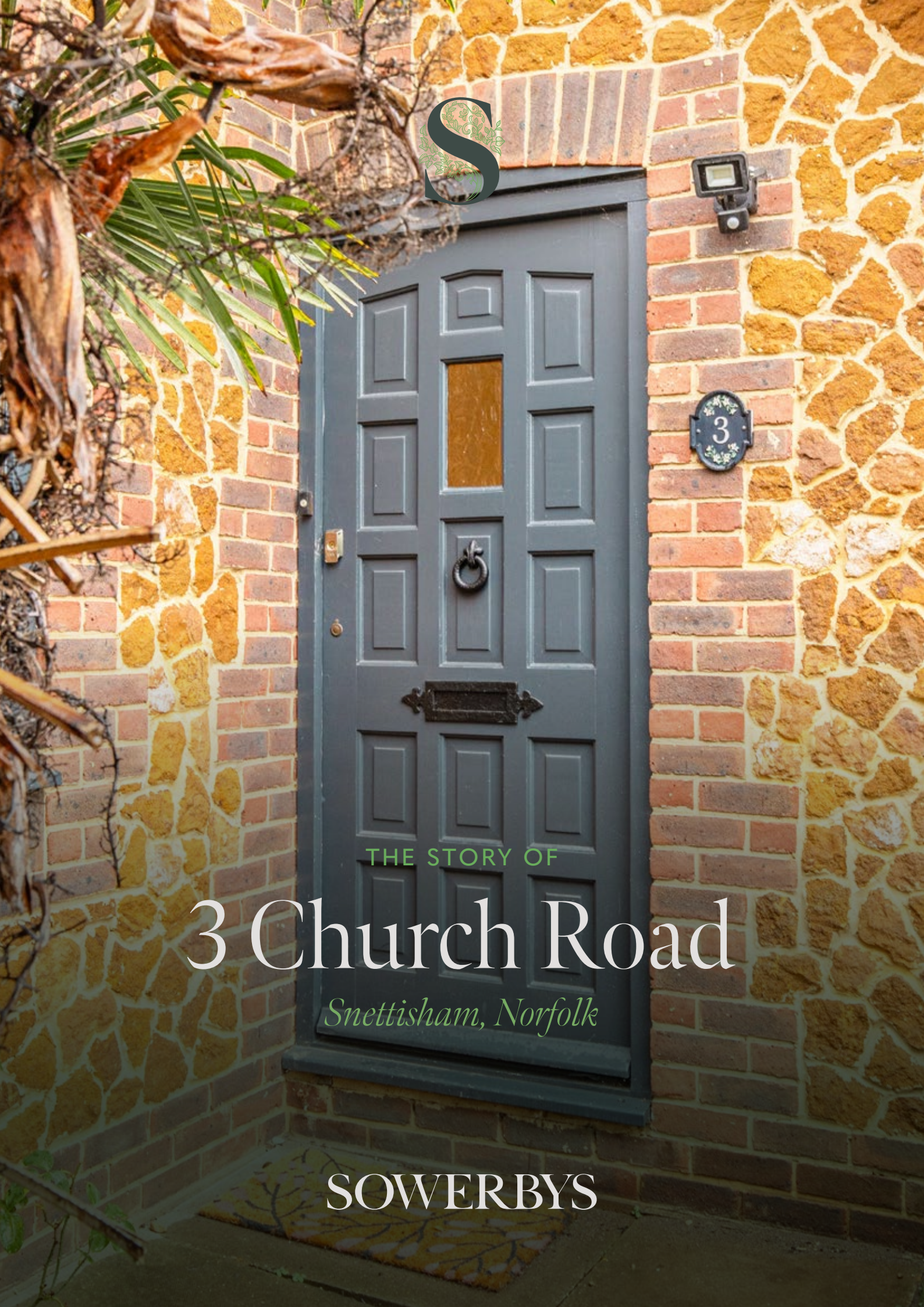


THE STORY OF

3 Church Road

Snettisham, Norfolk

SOWERBYS

THE STORY OF

3 Church Road

Snettisham, Norfolk
PE31 7NJ

No Onward Chain

Spacious Sitting Room/Diner

Kitchen with Side Access

Two Double Bedrooms

Family bathroom

Enclosed Rear Garden

Parking and Garage

Convenient Location

SOWERBYS HUNSTANTON OFFICE
01485 533666
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The property opens into an entrance hall with a useful cloakroom, leading through to a spacious sitting room/diner. With windows to both the front and side, the room is filled with natural light and provides a welcoming space in which to relax or entertain. A feature fireplace with coal-effect fire creates a lovely focal point, while doors open directly onto the rear garden, making it easy to enjoy the outside space. The separate kitchen is well positioned and has a door providing access to the side of the property.

Upstairs, there are two good-sized double bedrooms, together with a family bathroom, providing comfortable accommodation for both owners and guests.

To the side, there is access to the enclosed rear garden, which has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, perfect for enjoying a morning coffee or relaxing at the end of the day.

The property also benefits from a parking space within the communal area to the side, together with a garage, providing useful additional storage and parking.

With the village centre close at hand and the combination of manageable accommodation, outdoor space and parking, this charming cottage offers an appealing opportunity as either a permanent home or a delightful weekend or holiday retreat.





The perfect place to soak up the sun in the garden.













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

Positioned along the beautiful North West Norfolk coastline, Snettisham is a village that has earned a reputation well beyond its size. Combining coastal access, excellent food and a vibrant local community, it has become a destination for those looking to balance relaxed living with everyday convenience.

At the heart of village life is a collection of much-loved independent businesses. Food lovers travel from far and wide to dine at The Old Bank, a celebrated restaurant recognised by both the Michelin Guide and The Good Food Guide. Next door, The Old Store offers a relaxed setting for coffee, brunch, small plates and evenings of wine and live music. Traditional pub hospitality can be enjoyed at The Rose & Crown and The Queen Victoria, both firm favourites within the village.

Day-to-day living is exceptionally well catered for, with a well-regarded primary school, GP surgery, dental practice, pharmacy and village supermarket all close by. On the edge of the village, Poppyfields retail park provides additional convenience, while The Granary is known locally for its mix of antiques, crafts and collectibles.

The historic skyline is defined by St Mary's Church, whose impressive 14th-century spire once guided ships navigating The Wash. Beyond the village, the coastline offers exceptional opportunities for outdoor life, with wildlife spectacles at RSPB Snettisham and the pioneering rewilding landscape of Wild Ken Hill drawing walkers, birdwatchers and nature lovers throughout the year.

Blending coastal beauty, celebrated dining and a welcoming community, Snettisham offers an enviable lifestyle on one of Norfolk's most distinctive stretches of coast.









Note from the Vendor



"A good bolt hole."

SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 9236-4520-3609-0054-7296.

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: ///lessening.unites.passion

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SOWERBYS

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