

THE STORY OF

3 Alma Road

Snettisham, Norfolk

SOWERBYS



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Snettisham, Norfolk
PE31 7NY

Traditional Brick and Carrstone Cottage

Desirable Coastal Village Location

Sitting Room

Separate Dining Room

Well-Proportioned Kitchen

Ground Floor Cloakroom/WC

Two Bedrooms and Family Bathroom

Brick Built Outbuilding

Enclosed Low-Maintenance Rear Garden

Allocated Parking and No Upward Chain

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Situated in the heart of this popular coastal village, this attractive brick and carrstone cottage enjoys a convenient location, just a short stroll from the local shops, award-winning café and village pub. Offering charming accommodation, the property would make an ideal permanent home, weekend retreat or coastal escape.

The ground floor comprises a welcoming sitting room, separate dining room and a well-proportioned family kitchen, together with the added convenience of a cloakroom/WC. On the first floor are two bedrooms and a family bathroom.

Outside, the property benefits from an enclosed rear garden, which has been thoughtfully hard landscaped to provide an attractive yet low-maintenance space in which to relax and enjoy the coastal setting. There is also an allocated parking space for one vehicle and a brick built outbuilding.

"I love the natural light throughout the house and the lovely views from the principal bedroom."

Being offered for sale with no upward chain, this appealing cottage represents an excellent opportunity to acquire a home in the heart of this sought-after coastal village.







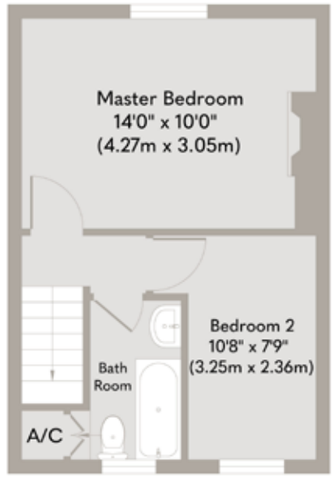
We love the village community, the walk across the fields to the beach and having wonderful pubs and shops on our doorstep.



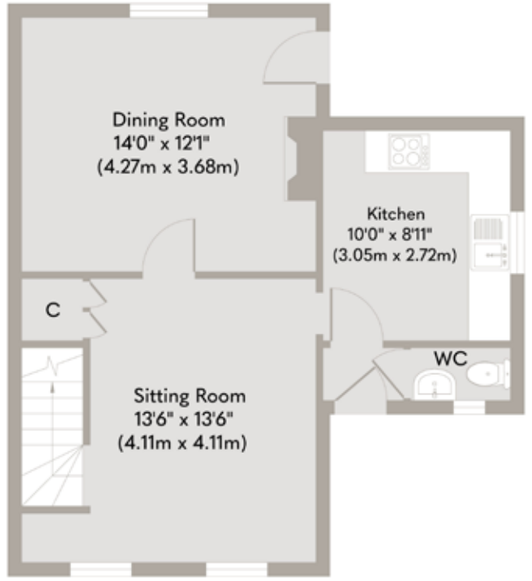








First Floor
Approximate Floor Area
294 sq. ft
(27.31 sq. m)



Ground Floor
Approximate Floor Area
482 sq. ft
(44.73 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

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



"The property is characterful, homely and well-proportioned."

SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band B..

ENERGY EFFICIENCY RATING

D. Ref:- 8890-6624-6310-4466-2292

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: ///obstinate.offerings.unusable

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SOWERBYS

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