



THE STORY OF
3 Chestnut Road
Snettisham, Norfolk

SOWERBYS



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3 Chestnut Road

Snettisham, Norfolk
PE31 7RW

Delightful Village Home

Welcoming Sitting Room

Kitchen/Dining Room

Three Bedrooms

Family Bathroom

Enclosed Rear Garden

Driveway

Tandem Garage

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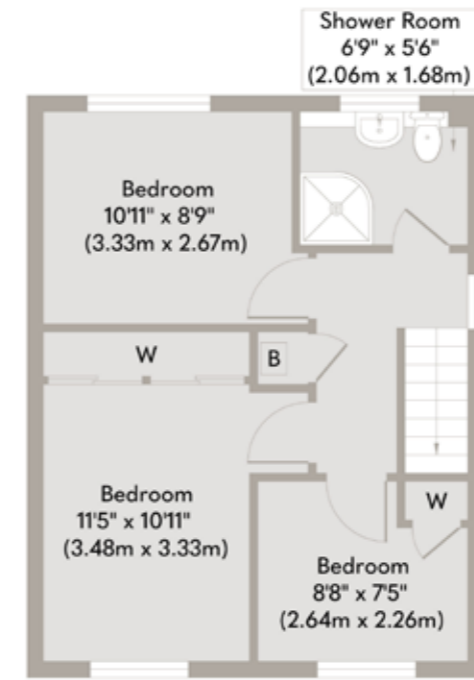
Tucked away in a peaceful and private position, this delightful three-bedroom family home enjoys a quiet setting just a short walk from the heart of the village, where a range of everyday amenities can be found, including a mini supermarket, doctors' surgery and regular bus service.

The accommodation is well presented throughout, with a welcoming sitting room overlooking the front aspect and a bright, airy kitchen/dining room to the rear. The kitchen/dining room provides the perfect space for family life and entertaining, with French doors opening onto the enclosed rear garden, creating an easy connection between inside and out.

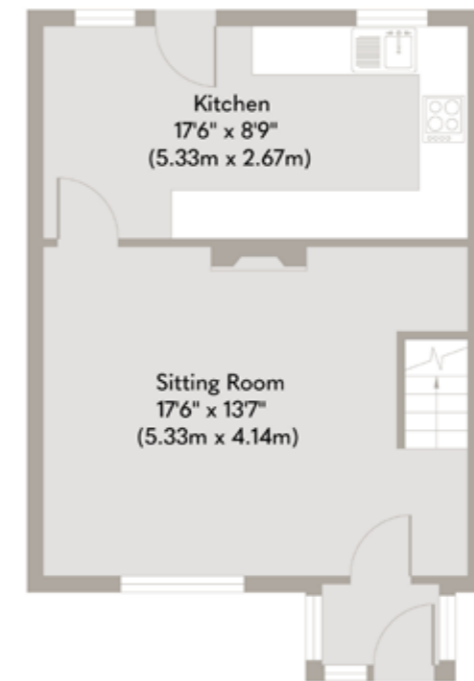
To the first floor are three well-proportioned bedrooms, served by a modern family bathroom.

Outside, the property benefits from a driveway providing off-road parking for two vehicles, alongside a tandem garage offering additional parking or useful storage. The mature, enclosed rear garden is a wonderful space to relax and unwind, featuring established planting and a good degree of privacy, making it ideal for families and outdoor entertaining.

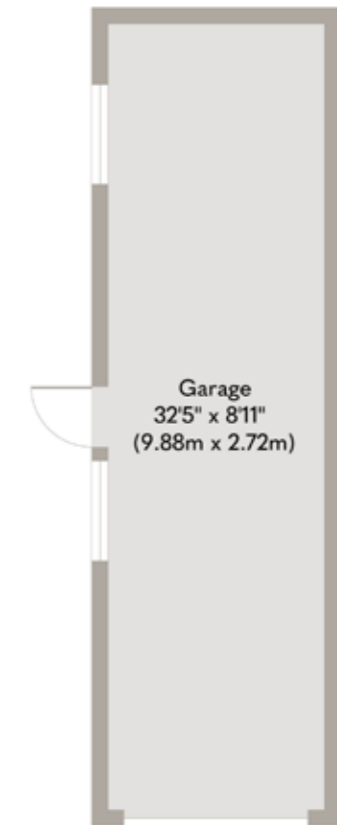




First Floor
Approximate Floor Area
397 sq. ft
(36.85 sq. m)



Ground Floor
Approximate Floor Area
414 sq. ft
(38.49 sq. m)



Garage

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 Sowerbys



“Peacefully tucked away, this well-presented home balances comfort, privacy and everyday convenience.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///darling.novelistd.younger

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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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