



Flint Lodge

SNETTISHAM

SOWERBYS

Land & New Homes Specialists

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INTRODUCING

Flint Lodge

38 Common Rd, Snettisham,
Norfolk, PE31 7PF

Three Double Bedroom, Single Storey New Build

Principal Bedroom and Bedroom
Two with Garden Doors

Accommodation of Approximately 1,671 Sq. Ft.

Four Piece Family Bathroom and
an En-Suite to Principal

Vaulted, Sociable Kitchen/Dining Room
with Hidden Pantry Style Utility

Separate Vaulted Sitting Room with
Feature Flint Wall and Tiled Hearth

Home Office, Hobby Room or Fourth Bedroom

Gated Entrance from Shared Private Driveway

Private Enclosed, Mainly Walled Garden

Ample Driveway Parking

Air Source Heat Pump with Underfloor Heating

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





Tucked behind a gated entrance off a shared private driveway, Flint Lodge is a carefully considered, single storey newly built home where the emphasis has clearly been placed on quality, design and ease of living. Extending to around 1,671 sq. ft., the property has been thoughtfully planned to create a home which feels both generous in scale and refined in finish.

The vaulted kitchen/dining room sits at the heart of the home and immediately sets the tone. Finished to a high standard, the cabinetry, worktops and integrated appliances have been chosen with longevity and everyday practicality in mind. The large island creates a natural gathering point, while the hidden pantry-style utility keeps the space uncluttered, allowing the room to remain both functional and visually clean. The vaulted ceiling and connections to the garden enhance the sense of space and light, making this a room that works as well for quiet mornings as it does for entertaining.

The separate vaulted sitting room continues this attention to detail. The feature flint wall and tiled hearth reflected in the kitchen add texture and interest, complementing the modern lines of the room without feeling overworked. It is a comfortable, well-proportioned space that feels designed for year-round use rather than occasional formality.

Throughout the property, the standard of finish is consistent. Flooring, fixtures and fittings have been selected to work together, giving the home a cohesive feel from room to room. The principal bedroom benefits from a stylish en-suite and private access to the garden, with bedroom two also opening directly onto the garden. The additional room offers flexibility as a home office, hobby room or occasional bedroom, reflecting the adaptable way the home has been designed to be used.

Outside, the enclosed garden is private and mainly walled, offering a secure and sheltered setting that complements the home well, while ample driveway parking sits comfortably within the gated plot. Modern efficiencies have also been prioritised, with an air source heat pump and underfloor heating throughout, enhancing both comfort and energy performance.

Flint Lodge is a home where the design, specification and finishes have been carefully thought through, resulting in a property that feels well resolved, practical and ready to be enjoyed from day one, all within the well-regarded coastal village of Snettisham.





Kitchen/Dining Room
23'1" x 19'10" (7.04m x 6.05m)

Sitting Room
19'10" x 15'3" (6.05m x 4.65m)

Study
11'5" x 6'7" (3.48m x 2.01m)

Bedroom One
12'1" x 11'6" (3.68m x 3.51m)

Bedroom Two
12'11" x 11'7" (3.94m x 3.53m)

Bedroom Three
9'11" x 9'3" (3.02m x 2.82m)

Total Approximate Floor Area 1,671 Sq. Ft. / 155.20 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 Sowerbys



Brick and flint feature wall at Flint Lodge

“a newly built home where the emphasis has clearly been placed on quality, design and ease of living.”



SERVICES CONNECTED

Mains water and electricity. Marsh treatment system drainage. Air source heat pump with underfloor heating.

COUNCIL TAX

Band to be confirmed.

WARRANTY

6 Year Professional Consultants Certificate

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: ///grow.lollipop.stocks

AGENT'S NOTE

There is a covenant in place which states you cannot run a business at Flint Lodge. Some photos have been virtually staged to represent how the property will look once furnished.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

