



THE STORY OF

# 34b Common Road

*Snettisham, Norfolk*

SOWERBYS



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# 34b Common Road

Snettisham, King's Lynn, Norfolk  
PE31 7PF

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Contemporary Detached Home Built  
Approximately Six Years Ago

Edge of Village Location Beside Ken Hill Woods

No Onward Chain

Stunning Open-Plan Kitchen,  
Dining and Living Space

Three / Four Bedrooms, with Three Bathrooms

Enclosed Rear Garden with Patio and Lawn

Brickweave Driveway, Ample Parking and Garage

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34B Common Road enjoys a wonderful position on the edge of the increasingly popular village of Snettisham, where woodland walks through Ken Hill meet the beaches and coastline that make this part of North Norfolk so special. Built approximately six years ago, the property offers a modern and efficient home designed around easy living, with bright, open spaces and a layout that works equally well as a permanent residence or coastal retreat.

The heart of the home is the impressive open-plan living space, where the kitchen, dining and sitting areas come together to create a sociable environment for everyday life. Large bi-folding doors draw in natural light and open directly onto the rear patio, making the garden feel like a natural extension of the living space during the warmer months. Whether hosting friends, enjoying family meals or simply relaxing after a walk along the coast, it is a room that adapts effortlessly to the occasion.

The accommodation has been thoughtfully arranged with a ground floor double bedroom benefiting from its own en-suite, providing flexibility for guests, multi-generational living or those seeking single-level convenience. A handy separate reception room is multi-functional offering potential for either a dining room, home office, playroom or even a fourth bedroom. Upstairs are two further generous double bedrooms, both enjoying their own en-suite facilities, creating a comfortable and private space for family and visitors alike.

Outside, the property sits on a generous plot with a fully enclosed rear garden comprising a patio area for outdoor dining and a lawn ideal for children, pets or simply enjoying the sunshine. To the front, a brickweave driveway provides ample parking and leads to the garage.

34B Common Road offers the opportunity to enjoy the very best of coastal village life, with woodland, beach and countryside.







Floorplan to follow



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



“Insert quote.”



### SERVICES CONNECTED

Mains water and electricity. Heating via air source heat pump.  
Drainage via Klargestor septic tank.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

B. Ref:- 2978-6069-7344-6890-9260.

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: ///munched.taskbar.falters

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# SOWERBYS

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