



THE STORY OF

17 Goosander Close

Snettisham, Norfolk

SOWERBYS



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Snettisham, Norfolk
PE31 7RF

Extended Linked-Detached Bungalow

Fully Renovated by Current Owners

Stylish Open-Plan Living Space

Handmade Kitchen with Stone Worktops

Velux Windows and Sliding Doors

Wood Burner and Herringbone Flooring

Three Versatile Bedrooms

En-Suite and Family Bathroom

West-Facing Garden with Summer House

Garage and Driveway Parking

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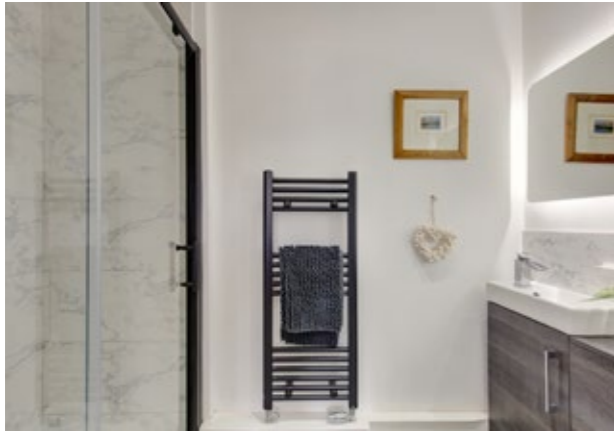
Beautifully renovated and thoughtfully extended, 17 Gooseander Close is a stylish linked-detached bungalow positioned within the heart of the ever-popular village of Snettisham. Finished to an excellent standard throughout, the property offers a superb balance of open-plan living, contemporary design and flexible accommodation, perfectly suited to modern lifestyles and just a short distance from the North Norfolk coastline.

A practical entrance porch with fitted storage provides a welcoming introduction to the home. To the front are two comfortable bedrooms, one benefitting from a smart en-suite shower room, alongside a well-appointed family bathroom.

The standout feature of the property is undoubtedly the impressive open-plan kitchen, dining and living space. Extended and designed with both entertaining and everyday living in mind, this sociable room is flooded with natural light from Velux windows and opens seamlessly onto the garden through sliding doors. The handmade kitchen is beautifully finished with stone worktops, while herringbone flooring and a wood burner bring warmth and character to the space.

A further versatile reception room offers excellent flexibility and could serve equally well as a third bedroom, home office, snug or separate dining room depending on individual requirements.

Outside, the west-facing garden has been designed for ease of maintenance while providing an ideal setting to enjoy the afternoon and evening sun, complete with a summer house. To the front, a garage and generous driveway provide parking for several vehicles.



Modern, bright and
homely.





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



“Over the past five years, we have transformed the layout into a bright, modern home designed around light, garden views and easy living.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0310-2545-1650-2206-3231

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: ///throwaway.helm.homing

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SOWERBYS

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