



THE STORY OF

# 15 Strickland Avenue

*Snettisham, Norfolk*

**SOWERBYS**



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THE STORY OF

# 15 Strickland Avenue

Snettisham, Norfolk  
PE31 7PY

Popular Village Location

Three Bedrooms

Good Size Living Room

Conservatory

Family Bathroom and Separate WC

Driveway and Garage

Attractive Rear Garden

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“I love to sit in the conservatory and watch the birds in the garden...”

Just a short stroll from the village centre, 15 Strickland Avenue sits peacefully in a quiet location. A three bedroom detached bungalow, it offers versatile and spacious accommodation.

The spacious living room is a bright and relaxing space; the adjoining conservatory is one of the vendor's favourite spots to sit and enjoy a cup of tea whilst watching the birds in the garden. This bungalow offers the perfect layout to enjoy a relaxing lifestyle. The kitchen has a door leading out to the side garden and there's access to the garage

which has power and lighting.

There's plenty of space within this family home, with three bedrooms, a family bathroom and separate WC.

There is a good size driveway allowing plenty of parking space, and the garage has an electric door and access along the side to the rear garden. Private and with a wonderful sunny aspect, the garden is lawned with a summerhouse and a spacious patio, perfect for summer barbecues.









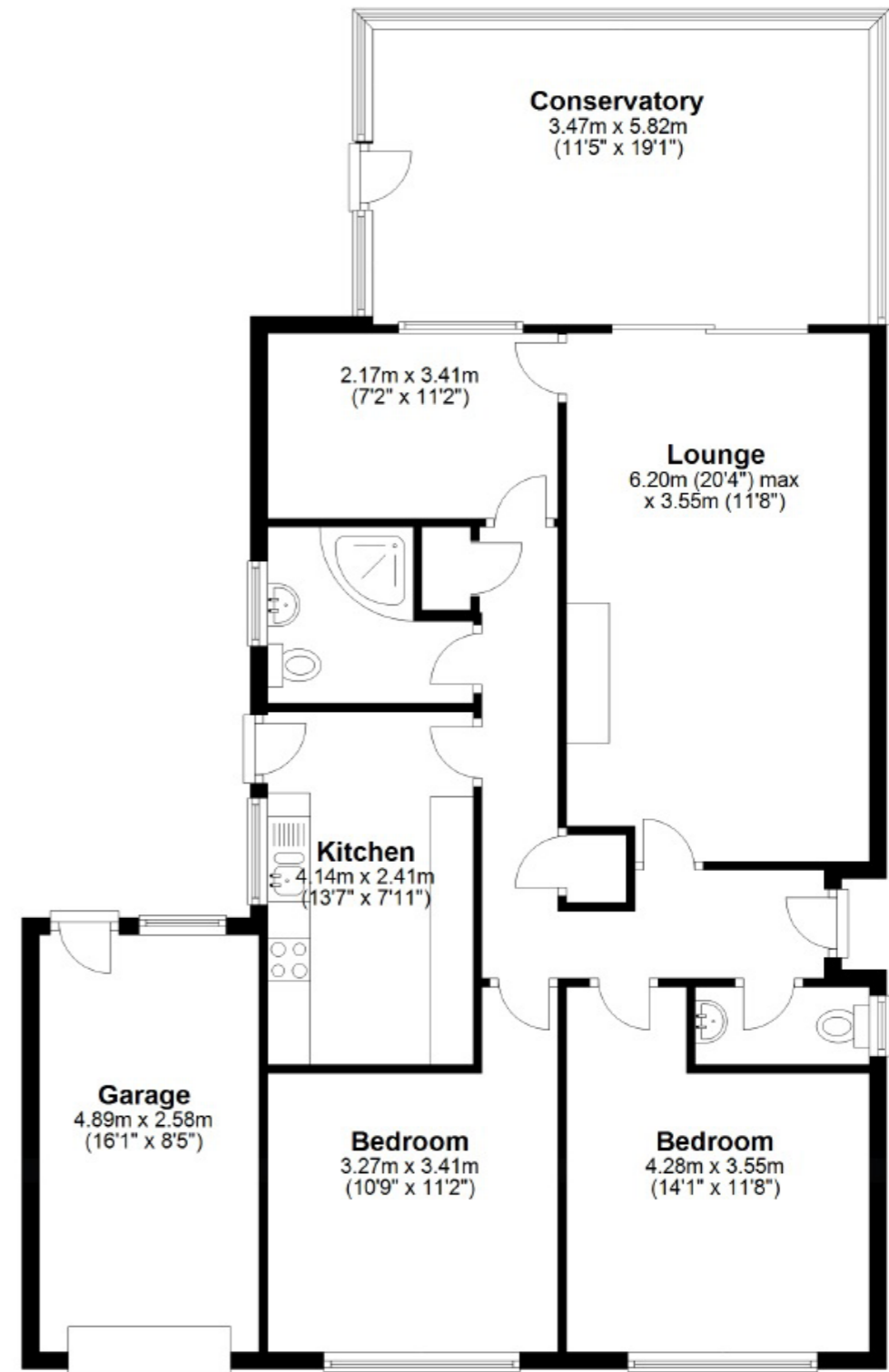




“Wild Ken Hill is a wonderful place to explore...”

### Ground Floor

Approx. 117.4 sq. metres (1263.9 sq. feet)



SOWERBYS — a new home is just the beginning

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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## ALL THE REASONS

# Snettisham

IN NORFOLK  
IS THE PLACE TO CALL HOME



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".

Follow the hill down to the village and you'll pass the Rose & Crown pub, which has won numerous awards. 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. Walk or cycle the old farm path from the A149 to watch the spectacle of migratory birds soar and settle on the edge of the lagoons. 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 the Vendor



Snettisham village centre

"I have lived here over 25 years and the village is still a thriving community."

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2162-1331-2987-0197-0819

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.

# SOWERBYS



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