



THE STORY OF

7 Wysteria Way

Snettisham, Norfolk

SOWERBYS

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7 Wysteria Way

Snettisham, Norfolk
PE31 7UF



No Onward Chain

Parking and Garage

En-Suite and Separate Shower Room

Two Double Bedrooms

Modern Gas Boiler

South West Facing Garden



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“Dual aspect windows and doors out to the garden mean the sitting room is flooded with natural light...”

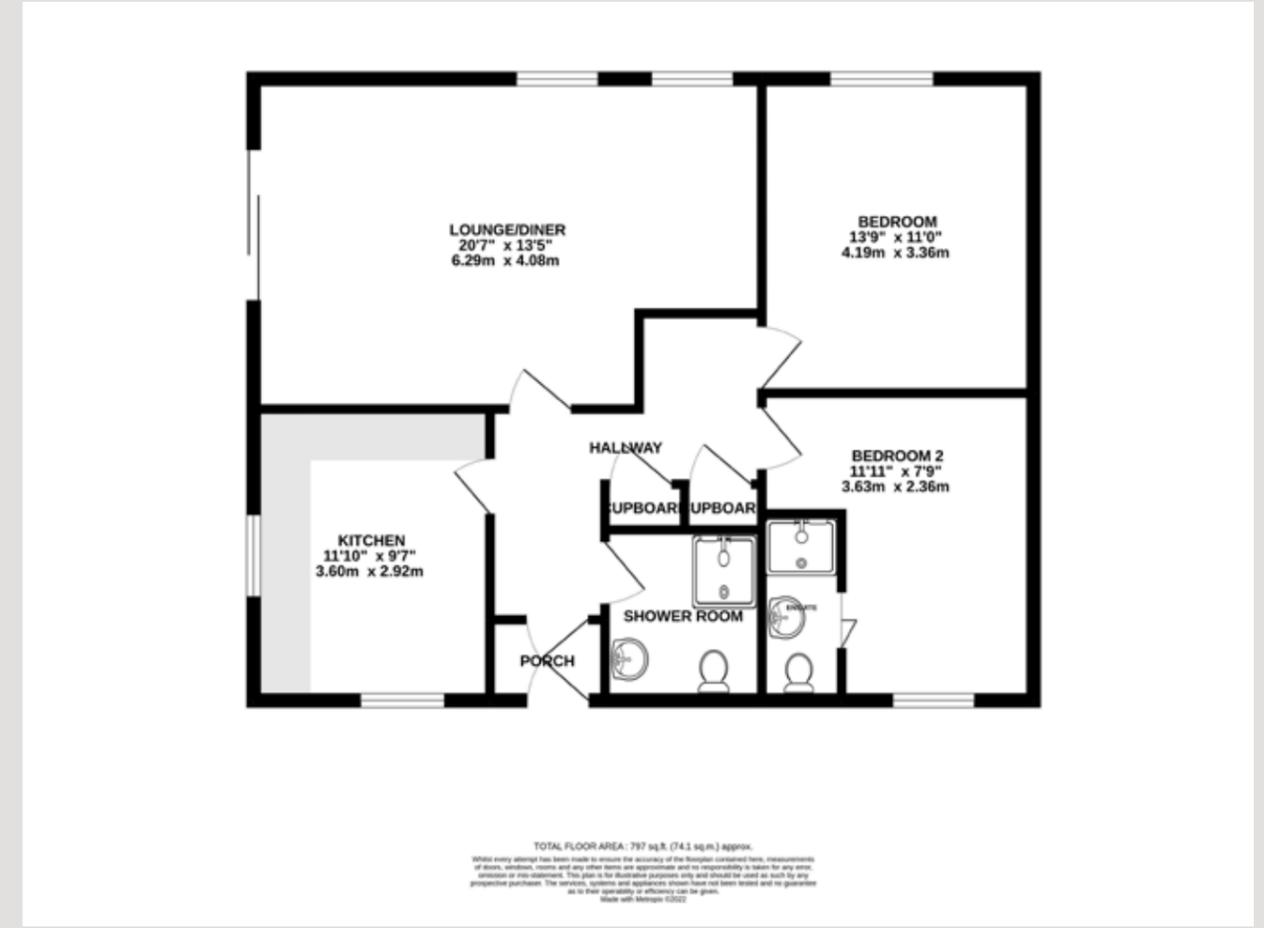
Set in a cul-de sac in the increasingly popular village of Snettisham, 7 Wysteria Way offers everything needed to relax and enjoy your home by the sea.

The spacious welcoming hallway leads to the accommodation and comes with two handy large storage cupboards. First off the hallway, is the family shower room that is both spacious and low maintenance. The sitting room is the hub of the property with space for a dining table at one end and sliding doors with views out to the garden at the other. The room is also bathed in natural sunlight with dual aspect windows. The kitchen is large enough for a breakfast table and houses the modern boiler.

The accommodation is then completed with two double bedrooms, with one containing an en-suite shower room, an ideal guest bedroom.

Outside, the wrap around garden is south westerly facing, with flower beds, artificial grass and a summer house to enjoy in warmer weather. Behind the property the rear garden has been used as a vegetable patch, an increasingly popular past time in recent years.

Owned since new by the current owners, the property now comes with no onward chain and is ideal to move straight into and start enjoying the delights of the north Norfolk coast.





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.



"The sunny, south west facing garden is lovely, and the cul-de-sac-location is so quiet."



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2604-6237-4051-1927-1371

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.

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SOWERBYS



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