



THE PASTURES

Little Snoring, Norfolk, NR21 0RY
Guide Price £500,000

BROWN & CO

LOCATION

The property is conveniently located in the popular village of Little Snoring with quick and easy access onto the A148 across north Norfolk. The village has a pub, general store/Post Office, a primary school and Church. The market town of Fakenham is 3 miles away with its weekly market and supermarkets along with education and sporting facilities. Little Snoring is a great base to explore the coastline, an Area of Outstanding Natural Beauty, an easy 7 miles driving distance, including Wells-next-the-Sea and Holt where you will find a number of independent shops and restaurants.

The cathedral city of Norwich is just twenty-six miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

DIRECTIONS

From Holt proceed along the A148 towards Fakenham and upon entering Little Snoring. Turn right onto the Kettlestone Road having passed the Green Man on your left. Follow the road for a few hundred yards, after passing the village primary school turn left onto Thursford Road. You will then find the entrance to The Pastures, the property can be found tucked away on the left hand side.

DESCRIPTION

A spacious, detached three bedroom bungalow situated in a quiet residential location in a small select development. The accommodation briefly comprises; entrance hallway, open plan kitchen/dining room, utility room, living room, sunroom, master bedroom with en suite shower room, two further double bedrooms and a family bathroom.

The property is approached via a brick weave driveway providing off road parking and leads to an attached double garage. To the rear is a fully enclosed, well stocked garden with an abundance of wildlife friendly plants.

SPECIFICATION

- Large Detached Bungalow located in a quiet residential location on a small select development.
- UPVC Double Glazing.
- Oil Fired Central Heating.
- Open Plan Kitchen/Dining Room.
- Separate Utility Room.
- Large Living Room.
- Sun Room.
- Master Suite with Shower Room.
- Two further Double Bedrooms.
- Family Bathroom.
- Attached Double Garage with power, light and inspection pit plus workshop area.
- EO car charger connected to solar panels for free car charging.
- Ample off road parking.
- Fully enclosed, well stocked Rear Garden.

ANTI MONEY LAUNDERING LEGISLATION

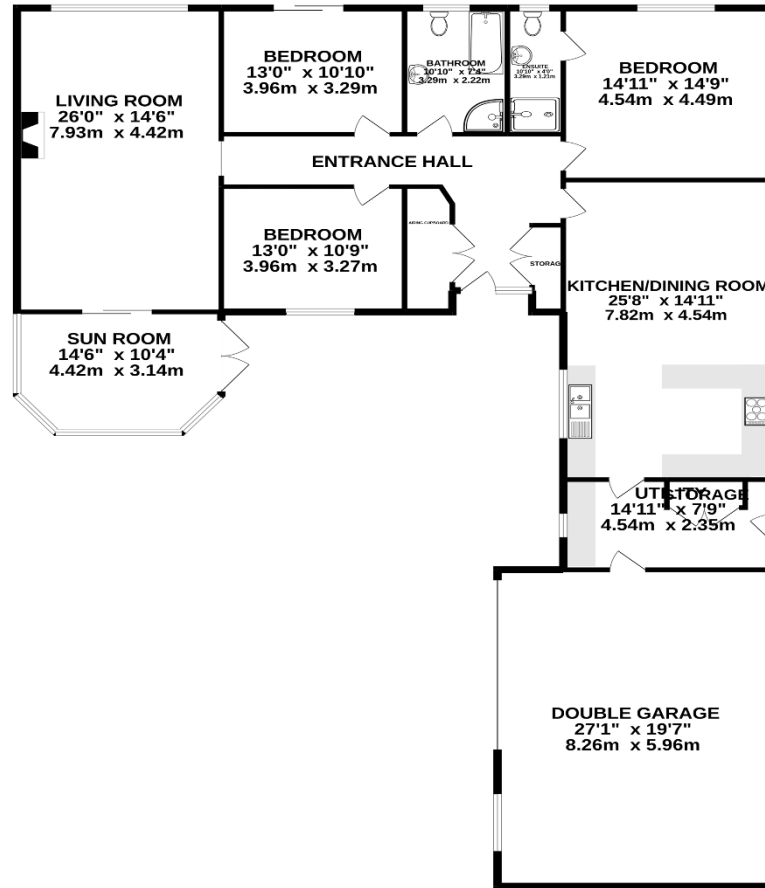
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



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GROUND FLOOR
2385 sq.ft. (221.6 sq.m.) approx.



TOTAL FLOOR AREA : 2385 sq.ft. (221.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	64 D
39-54	E		
21-38	F		
1-20	G		

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