



THE STORY OF

143 Station Road

Snettisham, Norfolk

SOWERBYS



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143 Station Road

Snettisham, King's Lynn,
PE31 7QS



Three/Four Bedroom Detached House

Versatile Accommodation with Multiple Reception Rooms

Conservatory

Enclosed Garden with a Swimming Pool

Separate Barn, Garage and Off Road Parking

Large Loft Space



Driving up the large carriage driveway, with parking for many vehicles, you can see that 143 Station Road stands out from the crowd.

Once inside you get a feeling of space which is not often found in modern houses. From its large sitting room with dual aspect windows overlooking the front and rear gardens, to the conservatory, which is a great place to relax and unwind after a busy day. Ideal for hosting and entertaining, the good size kitchen is neighboured by the dining

room. The separate study/office is perfect for those that work from home or want a quiet spot to sit and read a book.

A wonderful feature of this home is the second sitting room, which is located on the first floor and extends to an impressive 21'5". Gather here with family and friends whilst watching the world go by. Alternatively this could be used as an impressive principal bedroom. There are three further double bedrooms and a family bathroom on this floor.

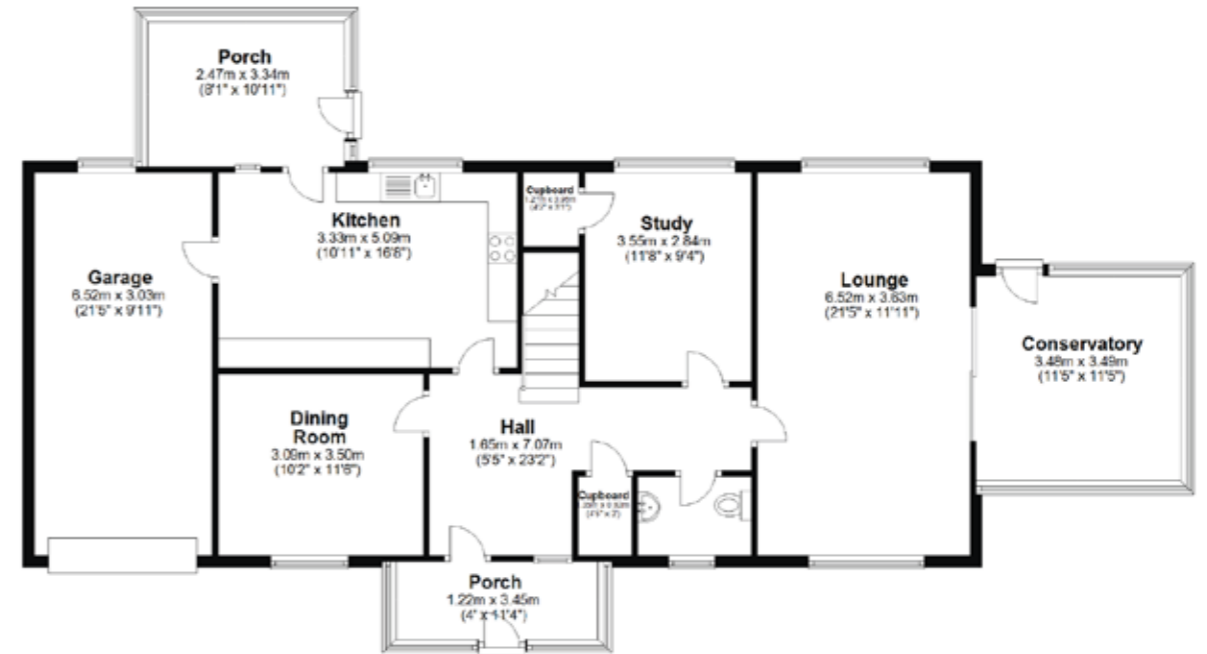
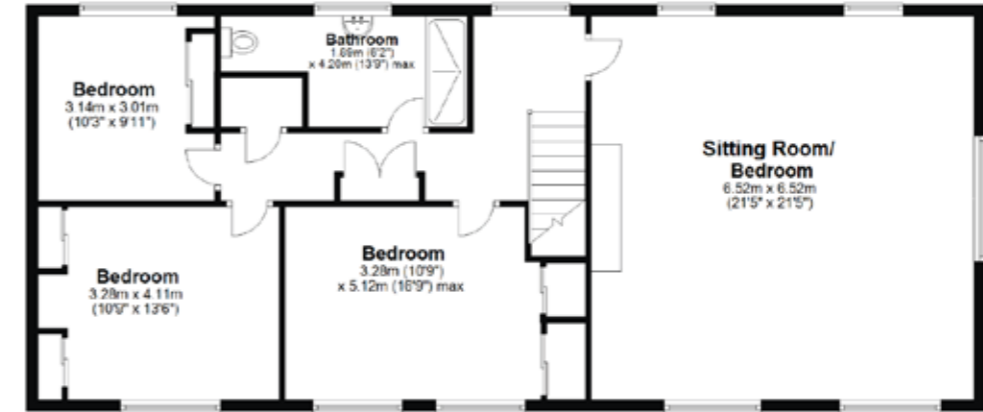
SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com

The outside is where this property comes into its own. From its generous driveway and low maintenance front garden, with a lawned area to the side for the children to play, to the enclosed rear garden, which is an amazing space for socialising. The large patio area and outdoor pool has been the focal point of many parties and summer barbecues over the years. There is also a barn/garage with vehicular access and a plethora of potential.

Only a short walk from the bustling village centre, or a few minutes drive from the beach, this has been a fantastic family home and is now ready for the next owners to make memories of the own.



Total area: approx. 212.3 sq. metres (2285.3 sq. feet)

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 Sowerbys



Snettisham

“It’s a wonderful family home and perfectly located for exploring the local coast”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref- 9964-2808-7301-9998-8421

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: ///carefully.investors.fees

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SOWERBYS



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