



THE STORY OF

20 The Cedars

Snettisham, Norfolk

SOWERBYS



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20 The Cedars

Snettisham, Norfolk,
PE31 7XG



Perfect, Two Bedroom Holiday Bolt Hole

11 Months Occupancy

Wood-Burning Stove

Off Road Parking

No Onward Chain



The Cedars is a small collection of holiday homes located within walking distance of the beautiful Snettisham beach, sailing lake and Nature Reserve. The peaceful setting is a haven for holiday makers looking to escape busy lives, relax, and take in the local setting.

Having been extended twice to add two spacious bedrooms and a wraparound kitchen/dining room, number 20 is arguably the biggest bungalow at The Cedars, enabling more social space for friends and family to relax and enjoy themselves.

Relish in the sunset views from the shingled front garden over the summer, or take them in from the warmth of the spacious conservatory during the cooler months. Relax by the cosy wood-burner in the sitting room, which opens through to the extended, dual aspect kitchen/dining room, flooded with natural light.

The principal bedroom has plenty of space for wardrobes and also has a door leading directly to the outside patio area, the perfect spot to take in the morning sun with a cup of coffee.

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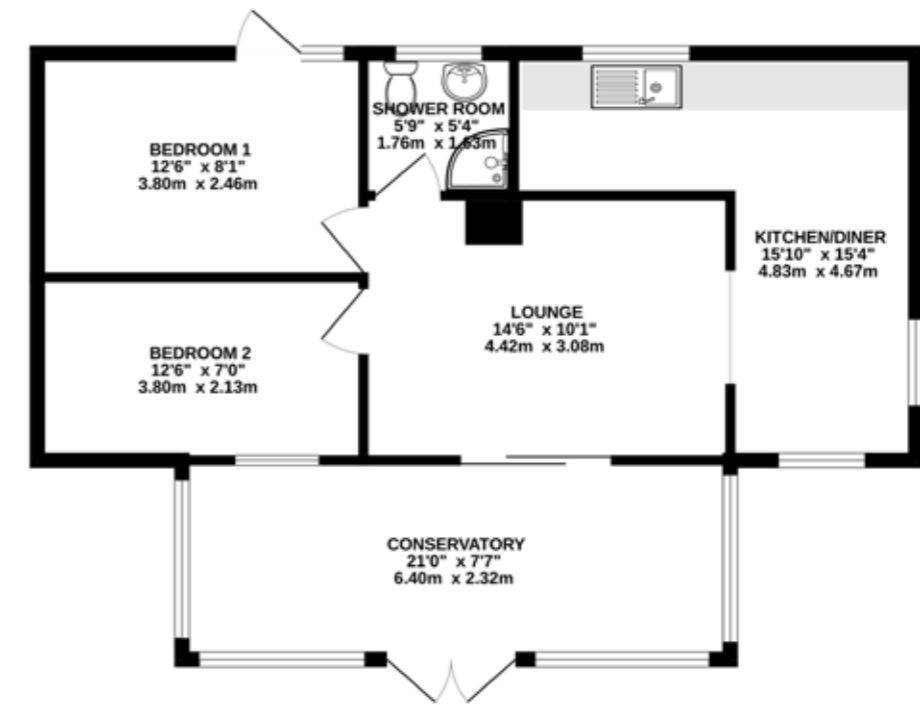
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The low maintenance rear garden has a decking area to enjoy, as well as a shed, which the current owners use to house a washing machine and dryer.

“We love the view from the conservatory, looking across the fields.”

20 The Cedars has an extended 11 months plus occupancy, which again makes the property stand out for the area, making this a holiday home that can be enjoyed all year round. With no onward chain, the property is prime for a buyer to move straight in and begin enjoying the summer months ahead.



GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.

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



20 The Cedars

“It's quiet, peaceful and cosy.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via cesspool. Heating via electric radiators.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 0001-2504-6040-2397-9115

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: ///risks.tripped.allowable

AGENT'S NOTE

There is a charge of £20.00 per annum for the upkeep of the road.

The majority of the furniture is included in the sale.

The property allows 11 months of holiday occupation, for more details please contact our Hunstanton branch.

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SOWERBYS



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