



THE STORY OF

11 The Cedars

Snettisham, Norfolk

SOWERBYS

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Snettisham, Norfolk
PE31 7XG

No Onwards Chain

Renovated Throughout

Perfect Lock-Up and Leave

11 Months Occupancy

South-West Facing Garden

Field Views

Cedar Wood Gazebo

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“We’ve enjoyed living here and have renovated the house, added a conservatory and landscaped the gardens in that time.”

Walking into 11 The Cedars it is clear this has been a well-maintained and much-loved home.

The current owners have renovated the property from top to bottom internally and externally. This includes a new kitchen, bathroom, carpets, being fully decorated, and the installation of modern heating - with the added extra of a large conservatory on the back of the home which is an ideal spot to watch the sunset on a late summer evening.

The large rear garden, approximately

1/3 of an acre (stms), is south-west facing and has a wonderful cedar wood gazebo, in a perfect position to soak in the surroundings overlooking the fields beyond.

The property is located at the end of the cul-de-sac and is not overlooked, making the patio area a great spot to enjoy friends and family over for a barbecue - or even add a hot tub.

To the front the property has a small well-maintained frontage with a gravel driveway for off-street parking.



“The best spot in the house is sitting in the conservatory and looking out across the garden.”

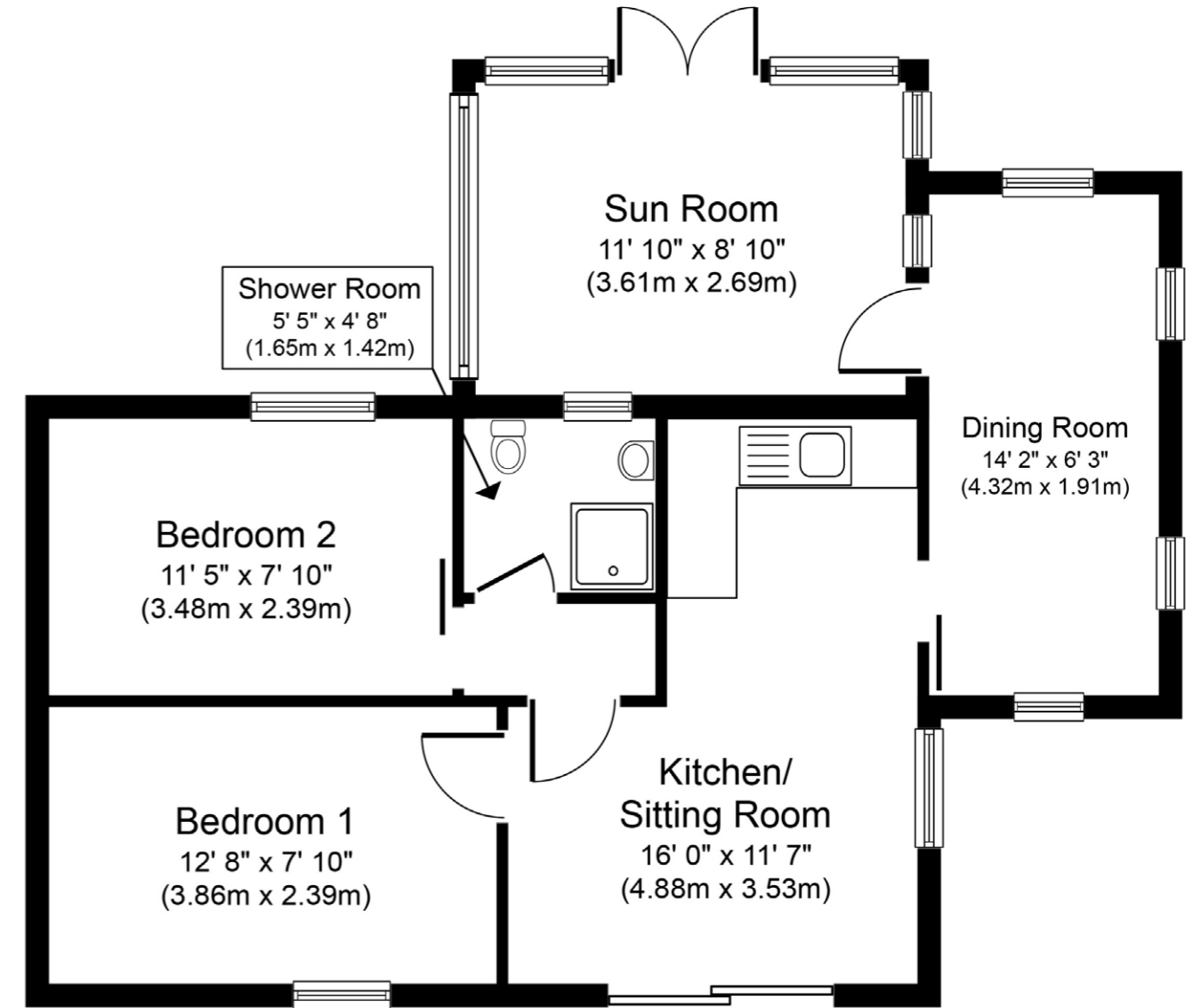


The Cedars is a small collection of holiday homes located within walking distance of the beautiful Snettisham beach, sailing lake and nature reserve. The peaceful setting is a haven for holiday makers looking to escape busy lives, relax, and take in the local setting.



The Cedars has an extended 11-month occupancy making the property a perfect escape from busy lives in all seasons of the year. With no onwards chain this home-from-home is now ready for new owners to relax and unwind within its charm, right next to the stunning north Norfolk coastline.





Approximate Floor Area
607 sq. ft.
(56.4 sq. m.)

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



“We’ve enjoyed heading to Old Hunstanton beach, it’s a great place to walk and enjoy.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage to a cesspit. Electric heaters.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

F. Ref:- 8107-9843-1729-7127-3353

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: ///shift.uncle.material

AGENT'S NOTE

There is an 11 months occupancy for this property.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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