



THE STORY OF

# 40 Bank Road

*Snettisham, Norfolk*

**SOWERBYS**





S

# 40 Bank Road

Snettisham, King's Lynn,  
Norfolk, PE31 7PS

Two Double Bedroom Static Home

12 Month Usage

En-Suite Bathroom and Separate WC

Open-Plan Kitchen/Sitting Room

Air Conditioning

Great Location Close to the Beach

Only a short stroll from the beautiful nature reserve, thrilling sailing lake and the lovely beach, you'll find 40 Bank Road, a two bedroom static home which has been renovated throughout to create a lovely open-plan property with a homely feel.

Although in excellent condition and in a great location, the real gem of this property is that you can live in it all year round, which is rare and sought-after in this location.

Walking into the property it is clear that a lot of thought and effort has been put

into this renovation. The kitchen is brand new and well-equipped with plenty of cupboard space and a separate utility for washing machine and dryer.

The sitting room area stretches the full width of the property with two sets of patio doors opening onto the raised decking area to the front. The sitting room has a pitched roof which gives a sense of space with a wood-burner in the corner for added cosiness in winter.

There are two double bedrooms, one with a large en-suite bathroom, and a handy second WC.

**SOWERBYS HUNSTANTON OFFICE**

01485 533666

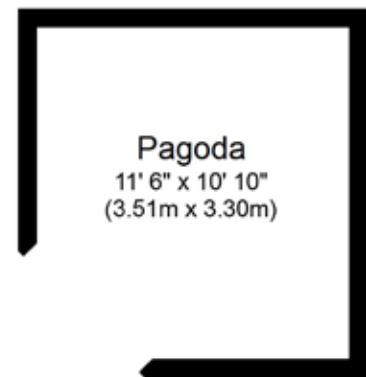
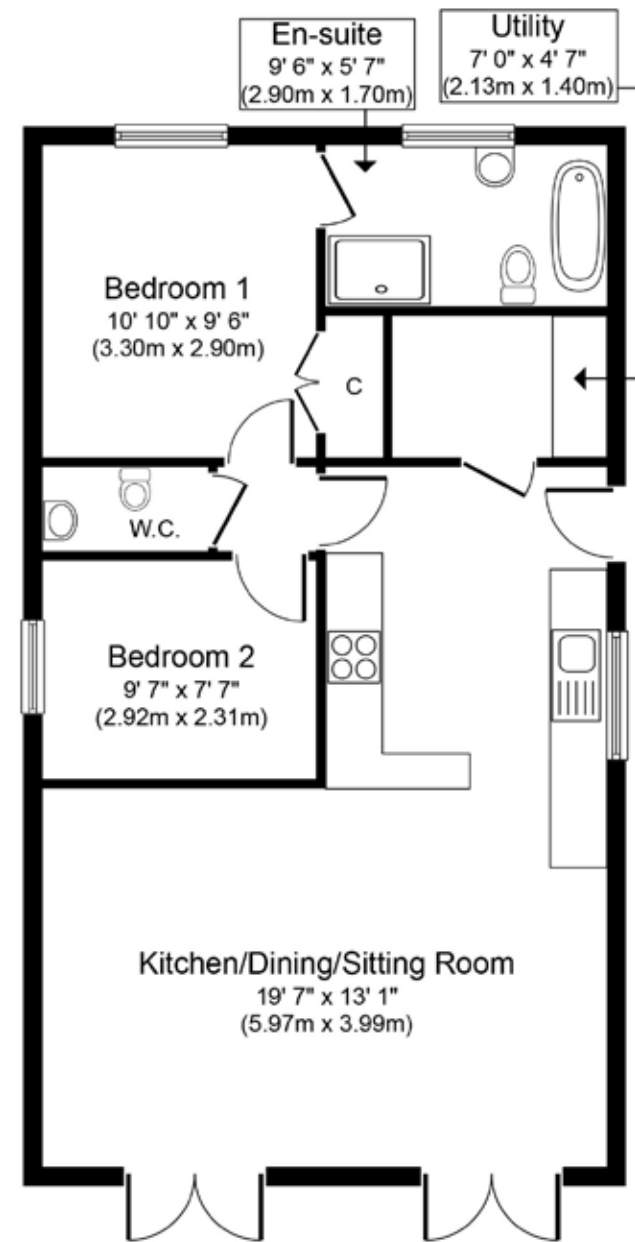
hunstanton@sowerbys.com



Outside there is ample off road parking to the front and side, enclosed by pretty borders with grass and flowers.

The rear is private with a bank which encloses the property, with farmer's fields beyond.

The wooden pagoda, which is roofed, creates a fantastic area for relaxing or entertaining friends and family during a BBQ. Just beyond this a small vegetable patch, perfect for the avid gardener.



Approximate Floor Area  
694 sq. ft.  
(64.5 sq. m.)

Pagoda  
Approximate Floor Area  
117 sq. ft.  
(10.8 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.



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

"The property is close to the beach and the local nature reserve is lovely to visit too."

SOWERBYS



### SERVICES CONNECTED

Mains water and electricity with electric heating. Air conditioning. Private drainage.

### COUNCIL TAX

Band A.

### ENERGY EFFICIENCY RATING

To be confirmed.

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: ///offer.desktop.guests

### AGENT'S NOTE

40 Bank Road is available for use 12 months of the year.

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL