



THE STORY OF
38 Kenside
Snettisham, Norfolk

SOWERBYS



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38 Kenside

Snettisham, Norfolk
PE31 7PB



Attractive Two Bedroom Bungalow

Light and Airy Sitting Room, Two
Conservatories and Luscious Garden

UPVC Double Glazing

Ample Parking

Offered with No Onward Chain



Nestled just a brief stroll away from the lively village centre and mere moments from the Kenside estate, 38 Kenside presents a charming brick and Carrstone bungalow featuring UPVC double glazing, central heating, and a generously sized garden.

Step into the inviting living room, complete with patio doors leading out to the conservatory, offering a serene spot to unwind while observing the garden's avian visitors.

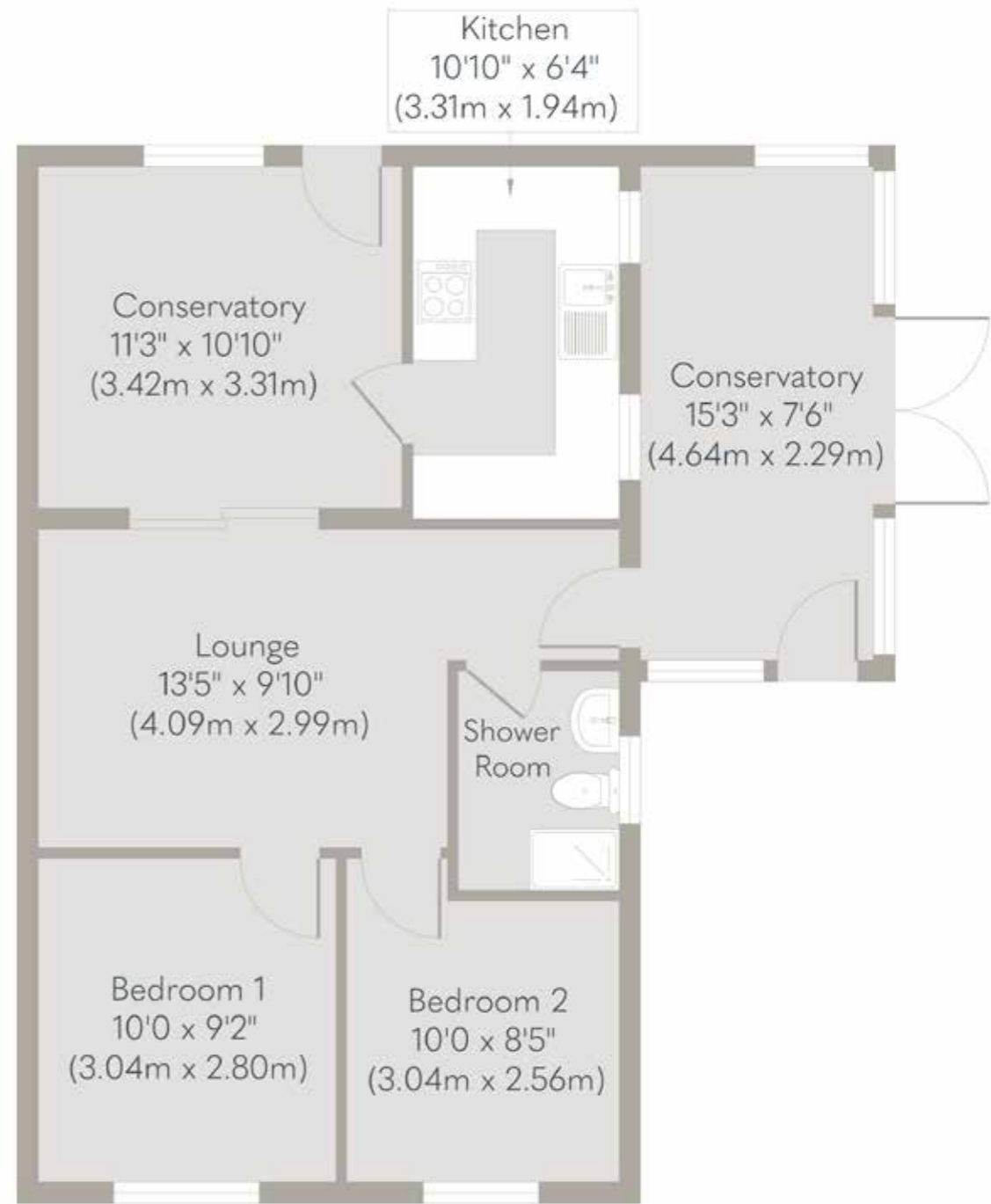
The property boasts a modern fitted kitchen and two bedrooms, both situated at the front of the house for added

privacy. A well-appointed bathroom can be found showcasing a spacious walk-in shower, basin, and WC for convenience.

Additionally, a second conservatory serves as a versatile space, perfect for dining or relaxing.

The true highlight of this property is its expansive garden, providing various seating areas to bask in nature and admire the wildlife. With ample space for cultivating a vegetable patch, the garden invites you to embrace the idyllic countryside lifestyle. Plus, there's plenty of parking available for multiple vehicles.

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Approximate Floor Area
680 sq. ft
(63.17 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



“As a family the garden was a real favourite and we spent as much time out there as possible.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 2234-0422-1300-0559-4206

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

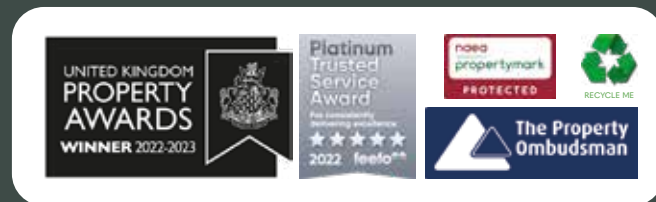
Freehold.

LOCATION

What3words: ///sprinting.window.nail

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SOWERBYS



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