



THE STORY OF

# 20 Brent Avenue

*Snettisham, Norfolk*

SOWERBYS



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# 20 Brent Avenue

Snettisham, Norfolk  
PE31 7PL

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Chalet Bungalow

Spacious Sitting Room

Separate Dining Room/Fourth Bedroom

Ground Floor WC

Generously Sized Kitchen

Three Bedrooms

Well-Equipped Family Bathroom

Garage/Workshop

No Onward Chain

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Located in the heart of a charming coastal village, just a brief stroll from local amenities, sits 20 Brent Avenue. This chalet bungalow, surprisingly spacious, occupies a serene spot at the end of a quiet cul-de-sac.

Upon entering, one is greeted with a warm, inviting atmosphere, a testament to the care by its current owner. The expansive sitting/dining room stretches from front to back, boasting french doors that open onto the secluded rear garden. Additionally, there is a separate dining room, perfect for intimate gatherings or easily convertible into a fourth bedroom if desired. The family kitchen, positioned at the rear of the home, offers delightful views of the lush wildlife thriving in the enclosed garden.

Completing the ground floor is a convenient WC.

Ascending to the first floor reveals three bedrooms, one of which could effortlessly serve as an office. The family bathroom features a panelled bath with a shower overhead, along with a WC and basin.

Outside, the front garden features a lush lawn bordered by mature plants and shrubs, with a driveway leading to the garage/workshop. The walled rear garden provides a tranquil sanctuary for birds and humans alike, offering a serene spot to unwind and enjoy nature's beauty.



...a charming coastal village





First Floor  
Approximate Floor Area  
629 sq. ft  
(58.41 sq. m)



Garage  
Approximate Floor Area  
324 sq. ft  
(30.10 sq. m)

Ground Floor  
Approximate Floor Area  
656 sq. ft  
(60.91 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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# Snettisham

SMALL VILLAGE, BIG REPUTATION

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".

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. 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 has all you could want on offer, with the coast just a short walk away along with local amenities this is an ideal village to live in."



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 2286-3039-8206-5584-4200

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: ///untruth.motorist.swipes

### AGENT'S NOTE

There is an historic boundary dispute which, we have been informed by the seller, was resolved in 2021.

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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more than a home  
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Norfolk and  
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 Cancer  
Charity  
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 East Anglian  
Air Ambulance

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