



THE STORY OF

41 Goose Green Road

Snettisham, Norfolk

SOWERBYS

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41 Goose Green Road

Snettisham, Norfolk
PE31 7PW

Three-Bedroom Extended
Semi-Detached Home

Family Bathroom and
Downstairs Shower Room

Workshop

Open-Plan Kitchen/Dining/Living Room

Separate Snug

Ample Off-Street Parking

Separate Utility

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“The gem of this property is perhaps its kitchen/dining/living room - a perfect year round space .”

Set in the heart of the thriving village of Snettisham is 41 Goose Green Road, an extended and fully renovated property which would make any homeowner proud to call it their home.

Being on a corner plot, with extra space, has meant the current owners have been able to extend the property to the side. Using this space, they have created a handy utility area and downstairs shower room, ideal to wash down muddy paws from a dog walk on one of the many stunning beaches found locally.

From the moment you enter this home

it is clear that the property has been tastefully renovated. The lounge area makes for the perfect evening retreat to snuggle down in front of the television, whilst its double doors can be closed off for peace and quietness.

Perhaps the gem of this property is the extended kitchen/dining/living room to the rear. The kitchen is modern and flows into the rear seating area. This area is perfect for entertaining as there are bi-fold doors which open to the rear patio. Whilst a pure delight in the summer, this room is homely all year round - especially with its cosy wood burner.

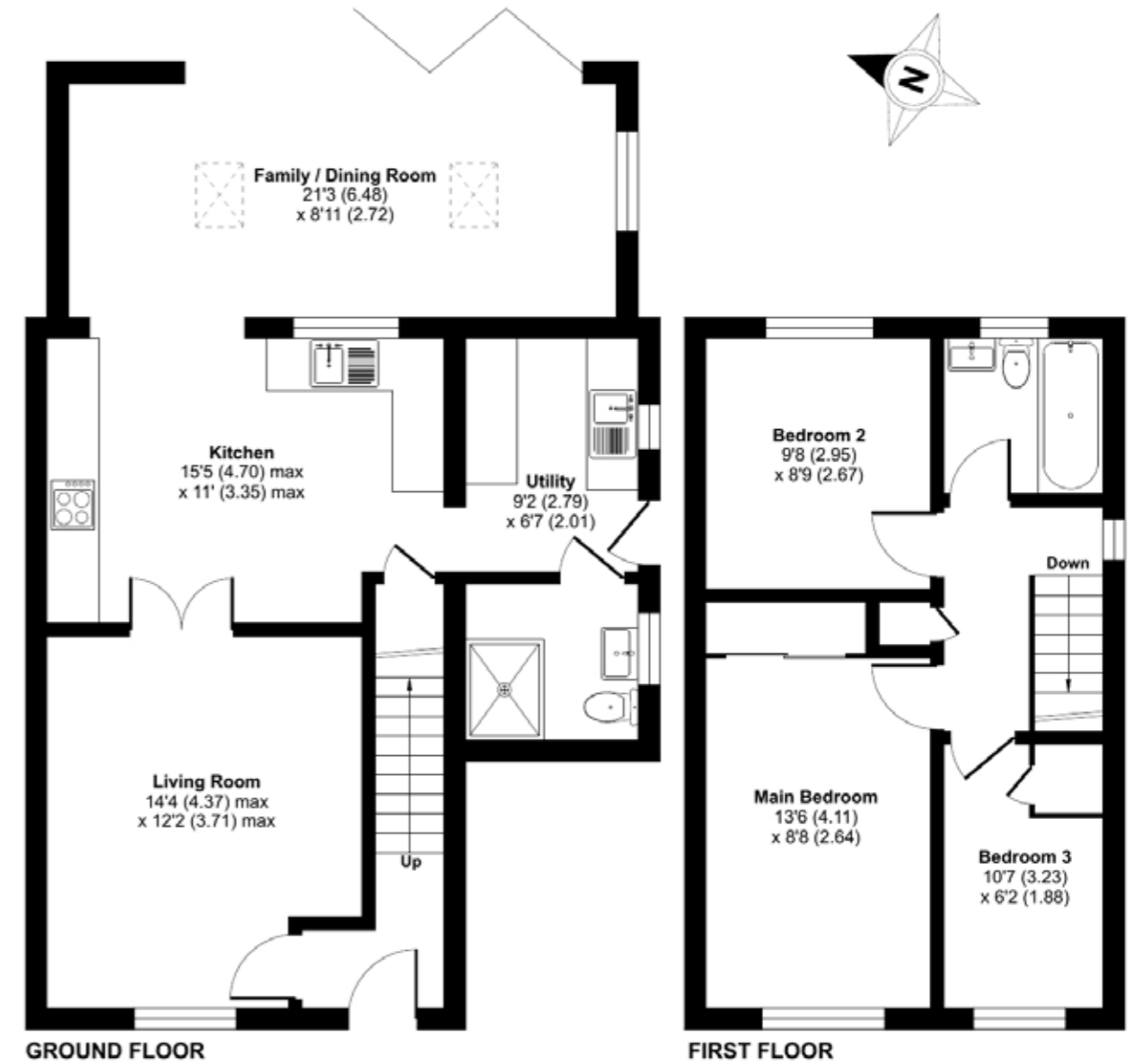




Upstairs there are three bedrooms, two of them being double in size and one being a single room, all served by a modern family bathroom.

Outside there is ample off-street parking to the front on a gravel driveway, whilst the rear garden has been designed for low-maintenance with a lovely patio area which is perfect for sitting out in on a summer's day. There is access to a single garage, which with patio doors, makes for the ideal workshop, hobby room, or potential home office.





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



"A patio area perfect for a summer's day..."

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SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Gas-fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 8471-7128-6510-1647-0992

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

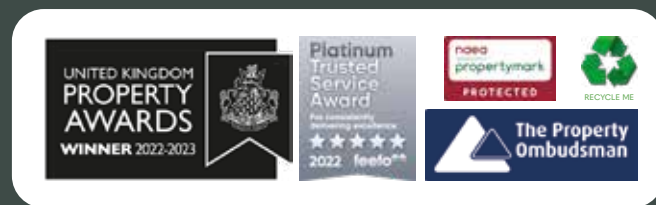
Freehold.

LOCATION

What3words: ///secure.community.silent

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