



THE STORY OF

2 Southgate Lane

Snettisham, Norfolk

SOWERBYS



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2 Southgate Lane

Snettisham, Norfolk
PE31 7QN

No Onward Chain

Beautifully Renovated

Separate Annexe

Large South-Facing Garden

Village Location

Stunning Kitchen/Lounge/Dining Room

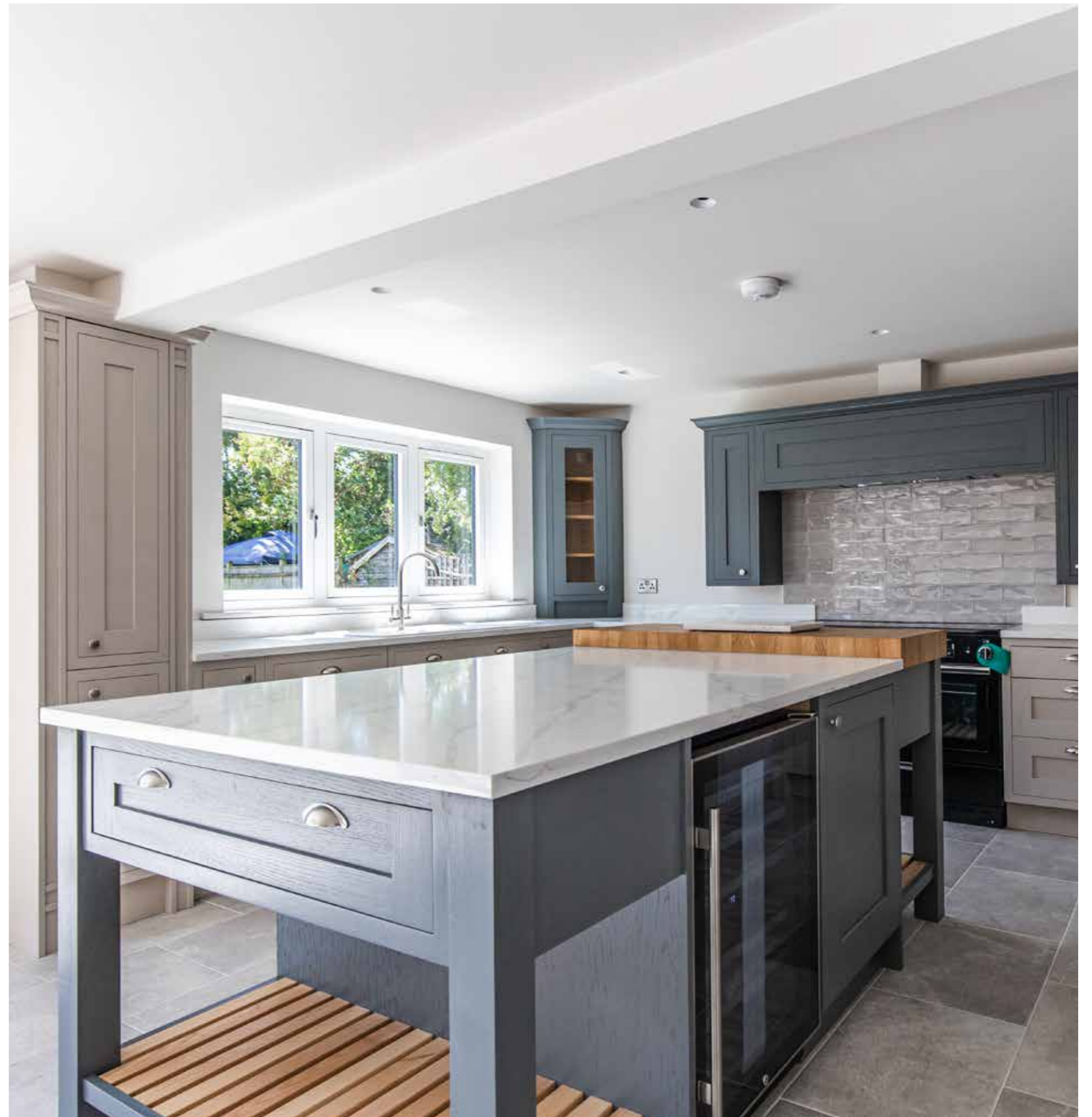
Four Double Bedrooms and Three Bathrooms

Parking for Multiple Vehicles

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Discover this stunning, spacious bungalow with separate self-contained annexe, beautifully refurbished and perfectly positioned just a few minutes' walk from the vibrant village centre. Nestled down a private lane, this property offers the ideal balance of tranquillity and convenience.

Upon entering, you are greeted by a sense of space and elegance. The heart of the home is the expansive 33ft kitchen diner family room. This impressive space features bi-fold doors opening onto the patio, seamlessly blending indoor and outdoor living. The handmade kitchen boasts granite work surfaces, a matching central island, and a Rangemaster oven, complemented by further integrated appliances, making it a chef's dream. Adjacent to the kitchen is a separate utility room for added convenience.



The spacious lounge, with double doors leading to the rear garden and oak flooring, provides a cosy and inviting space to relax or entertain guests. The bungalow includes four generous double bedrooms, offering ample space for family and guests. Two of these bedrooms feature brand new en-suites, while a stylish family bathroom with a separate shower serves the remaining rooms. A large study which could double up as a hobby room or snug completes the bungalow accommodation.

An exceptional addition to this property is the independent annexe. Perfect for extended family, guests, or even an income from holiday letting. This versatile space offers complete independence and comfort with 2 bedrooms, bathroom, kitchen lounge area and an enclosed private patio area.

The large, private south-facing garden is a true highlight. Bathed in sunlight throughout the day, it offers a peaceful retreat with lush lawns and patio area. The multiple seating areas are perfect for relaxing, dining al-fresco, or hosting summer gatherings.

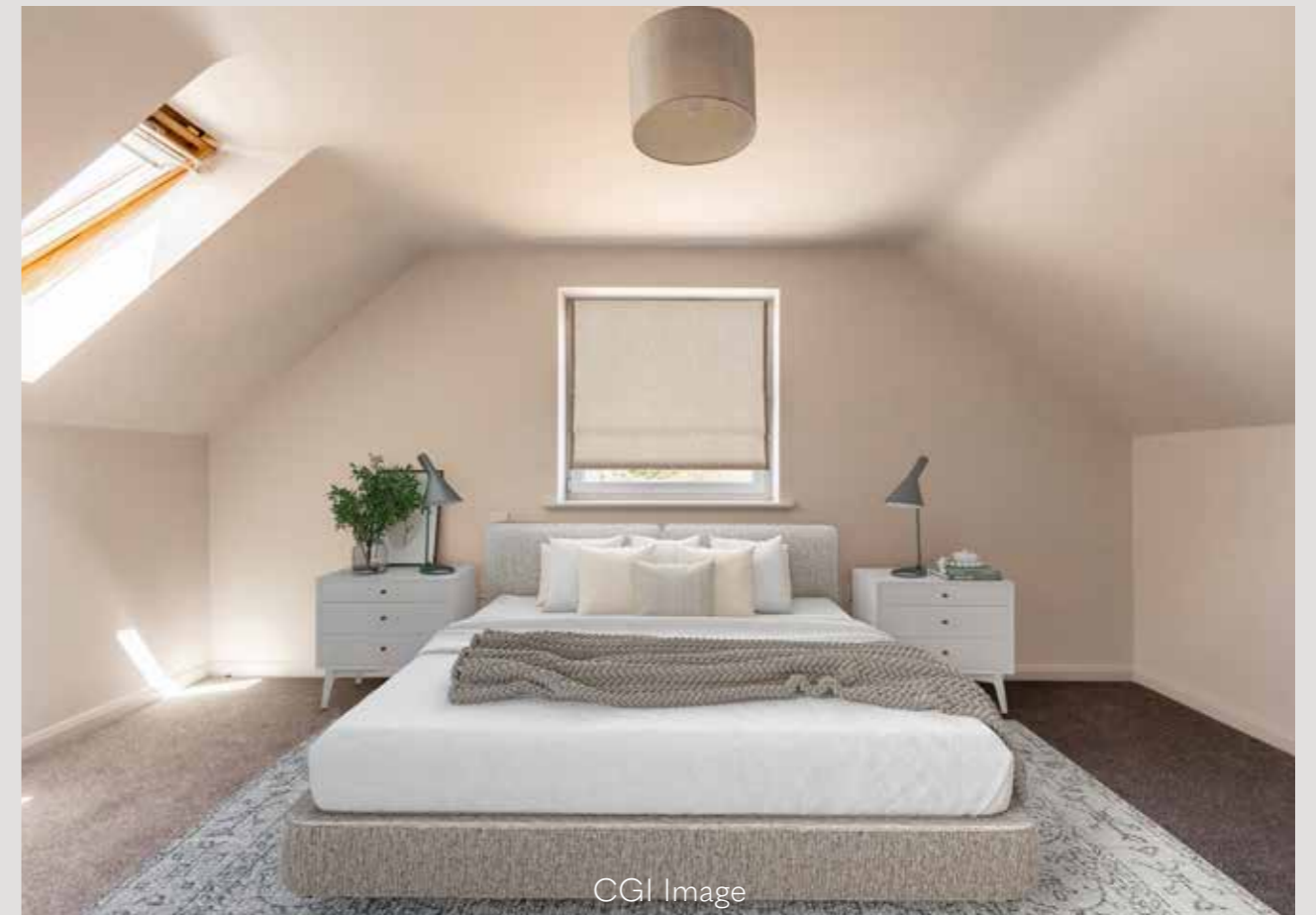
Despite its secluded setting, this bungalow is just a short stroll from the village centre, providing easy access to local amenities, charming shops, and popular cafes. The combination of modern comforts, spacious living areas, and the serene outdoor environment makes this property an ideal home for those seeking a blend of luxury and convenience.



This property offers the ideal balance of tranquillity and convenience.



CGI Image



CGI Image



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



“The large, private south-facing garden offers a peaceful retreat with lush lawns and patio area.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band F.

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: ///brother.rosier.relegate

AGENT'S NOTE

The staged images show a depiction of how the property could look once dressed and is for representation only.

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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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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