



want breakfast in bed  
sleep in the kitchen.

THE STORY OF

# Field View

*Great Snoring, Norfolk*

SOWERBYS



THE STORY OF

# Field View

Great Snoring, Norfolk  
NR21 0HN

Detached House

Village Location

Four/Five Bedrooms

Large Plot

Versatile Accommodation

Planning Permission to Extend

En-Suite Bathroom

Contemporary Layout

Stylish Interiors

Ample Parking

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Transformed by the current owners into a sociable and contemporary family home, Field View enjoys a wonderful rural village location.

Appropriately named for its setting, Field View sits down a quiet country lane on the outskirts of Great Snoring, benefiting from stunning views across farmland to both the front and rear. Approached through landscaped front gardens with parking for several vehicles, this rendered chalet-style property presents an imposing and symmetrical façade.

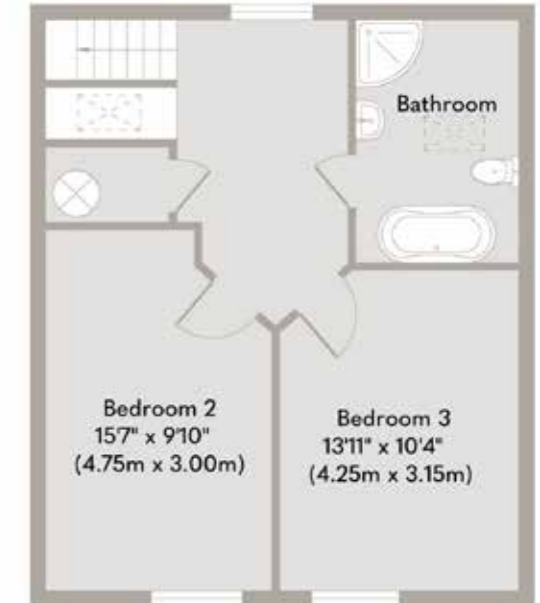
The versatile layout of the ground floor offers a variety of reception spaces, serving as the perfect functional family home. To the front, a cosy and stylish lounge provides a welcoming retreat for cold winter evenings. A further reception room, currently set up as a playroom, is spacious enough to serve as an additional bedroom or study. At the rear, the kitchen/diner is arguably the hub of this home. Featuring doors that open onto the garden, this spacious and contemporary area is ideal for family gatherings and entertaining.

The property offers two ground-floor bedrooms and two further bedrooms on the first floor, providing ample space for the whole family. These are serviced by two bathrooms, one of which is en-suite. For those looking to further enhance the space, the current owners have secured planning permission to extend the first floor, creating an additional bedroom at the rear of the property. Further details are available upon request from Sowerbys.





**Ground Floor**  
Approximate Floor Area  
1,236 sq. ft  
(114.82 sq. m)



**First Floor**  
Approximate Floor Area  
516 sq. ft  
(47.93 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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# Great Snoring

A PEACEFUL RURAL IDYLL

Coast or country? If your heart is set on rural life, but within easy reach of the sea, Great Snoring is top of the list. While the sandy beach at Wells-next-the-Sea is just 8 miles away, this little village is perfectly positioned between King's Lynn and Norwich and is within easy reach of Fakenham, Holt and Swaffham, making for an easy commute.

The rural village of Great Snoring is close to the river Stiffkey and is two miles from Little Snoring, which is home to The Olive Tree Bistro. Surprisingly, Little Snoring is actually larger than Great Snoring. This is likely because it was a major British airbase during World War II and was only decommissioned in the 1950s.

This village itself has a social club which hosts a number of events and an egg shop vending machine, whilst just over four miles away is the bustling market town of Fakenham.

Fakenham rose to prominence as a major centre for printing – spot the printing blocks which have been set in the surface of the market place and date back to 1250. The stallholders still set out their wares every Thursday with a farmers' market on the last Saturday of the month.

There's plenty to keep you entertained including the thriving independent Central Cinema, Pensthorpe where you can reconnect with nature, or Fakenham Racecourse for a day out and a flutter. Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money!



## SERVICES CONNECTED

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

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

C. Ref:- 1734-5221-3400-0334-2226

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: ///outreach.cold.efficient

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# SOWERBYS

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