



INTRODUCING

# 72 Station Road

*Snettisham, Norfolk*

# SOWERBYS



THE STORY OF

# 72 Station Road

Snettisham, Norfolk  
PE31 7QW

**N**estled just a short stroll from the heart of the village and only a brief drive from the stunning coastline, this delightful two-bedroom character cottage offers the perfect blend of charm, comfort, and convenience.

The ground floor features a welcoming open-plan lounge and dining area, ideal for both relaxing and entertaining. This flows seamlessly into the well-appointed kitchen, with a bathroom situated beyond.

**Two Bedroom Cottage**

**Living/Dining Room and Kitchen**

**Family Bathroom**

**UPVC Double Glazing Throughout**

**Gas Central Heating**

**Spacious Rear Garden**

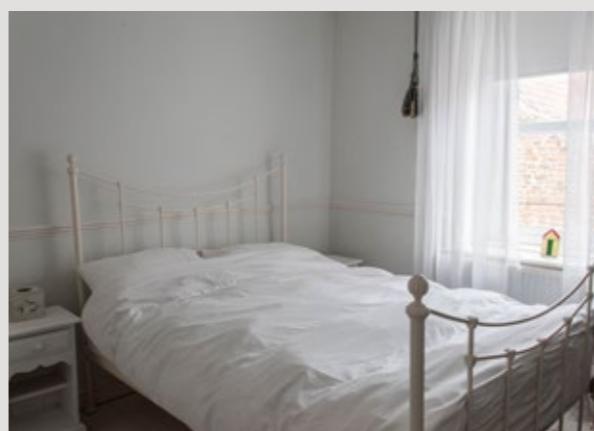
**No Onward Chain**

Upstairs, you'll find two well-proportioned bedrooms, both enjoying a pleasant outlook and plenty of natural light.

Outside, the property boasts a generous rear garden comprising a patio area perfect for outdoor dining, a lawned section for children or pets to enjoy, and a useful storage shed.

Offered with no onward chain, this cottage presents an excellent opportunity for first-time buyers, downsizers, or those seeking a charming holiday retreat near the coast.

Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.





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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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A new home is just the beginning



# 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 112ft 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*



"... just a short stroll from the heart of the village and only a brief drive from the stunning coastline..."



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

C. Ref:- 6634-8420-1409-0510-3272

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: //correct.installs.paddle

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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