



THE STORY OF

1 Tapping Close

Snettisham, Norfolk

SOWERBYS



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Snettisham, Norfolk
PE31 7FF

Charming Village Location

Spacious Sitting Room

Stylish Kitchen/Dining Room

Three Well-Proportioned Bedrooms

Modern Family Bathroom and Principal En-Suite

Convenient Ground Floor WC

Enclosed Rear Garden

Garage and Driveway Parking

Two Years Remaining on NHBC Warranty

No Onward Chain

SOWERBYS HUNSTANTON OFFICE

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A beautifully presented family home, perfectly positioned just a short stroll from the vibrant village centre and the scenic Kenhill estate, and only a few minutes' drive from the beach.

This light and spacious property offers well-balanced accommodation throughout. The welcoming sitting room is filled with natural light and opens into a stylish modern kitchen/ dining room - the perfect setting for family life and entertaining. French doors lead directly out to the rear walled garden, creating an effortless indoor-outdoor flow. A convenient ground-floor cloakroom completes the layout.

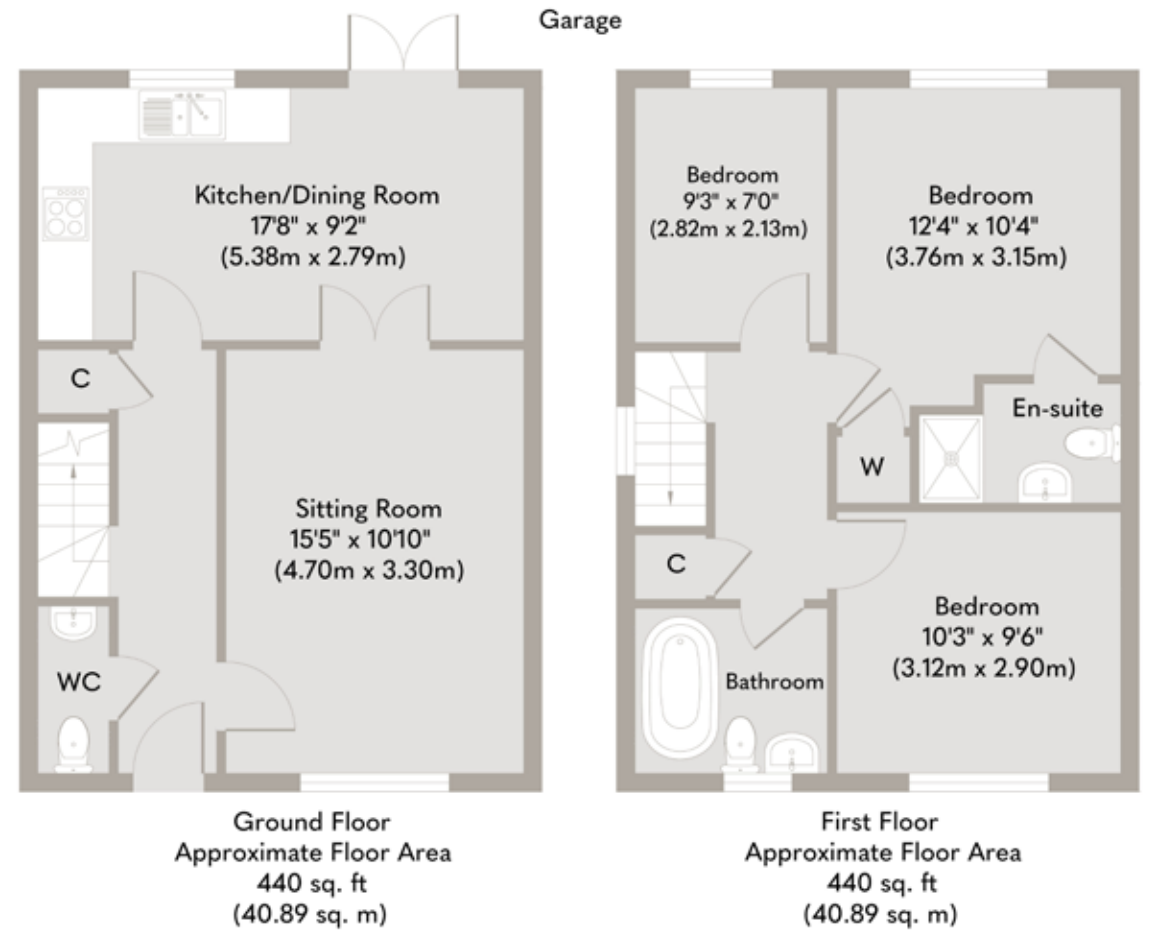
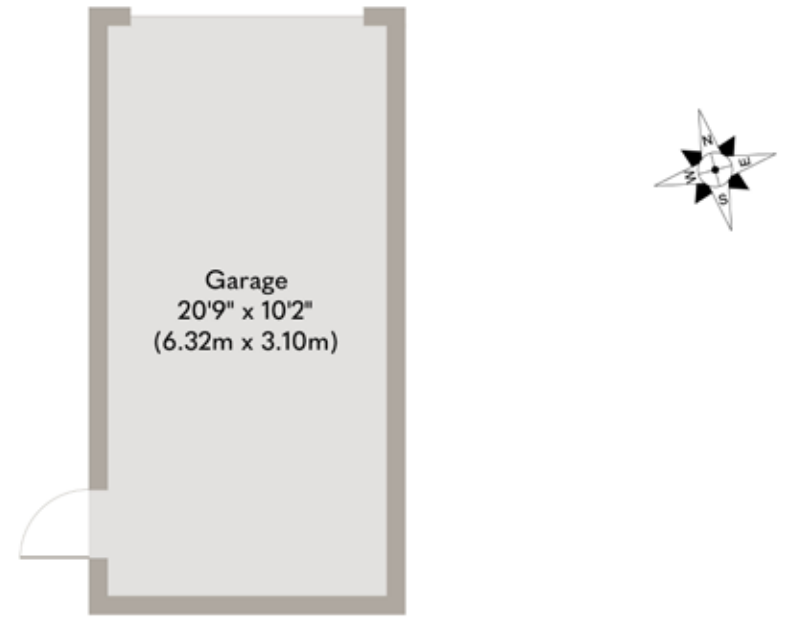
Upstairs, there are three comfortable bedrooms, including a principal suite with en-suite shower room, alongside a well-appointed family bathroom.

The rear garden is fully enclosed, mainly laid to lawn with a patio area ideal for outdoor dining and gatherings. To the rear, the property benefits from off-road parking and a garage.

This home is offered with no onward chain, ensuring a smooth and straightforward purchase. Combining modern living with a prime location - close to village amenities, countryside walks, and the coast - it is an excellent choice for families or those seeking a coastal retreat.







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



Rear External

"The rear garden is fully enclosed, mainly laid to lawn with a patio area ideal for outdoor dining and gatherings."



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref: 0898-6093-7336-4876-6974

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: ///mixes.caps.promoted

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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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