



INTRODUCING

# 32a Station Road

*Snettisham, Norfolk*

# SOWERBYS



THE STORY OF

# 32a Station Road

Snettisham, Norfolk  
PE31 7QL

No Onward Chain

Popular Village Location Close  
to Coast and Amenities

Extended at Rear Creating  
Excellent Ground-Floor  
Reception Space

Large Sitting/Dining Room

Three Bedrooms, Including  
a Full-Width Principal  
Bedroom with Garden Views

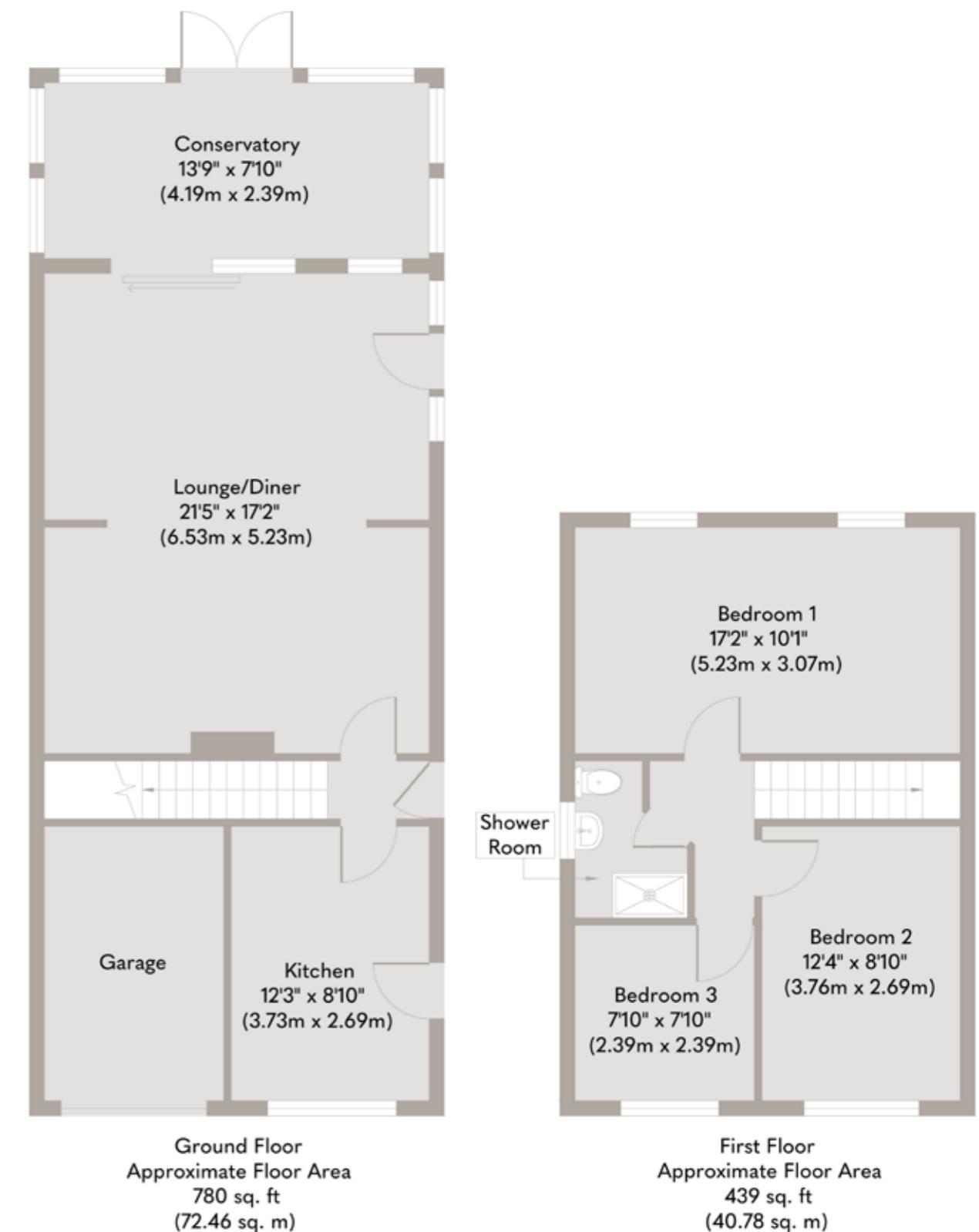
South-Facing Rear Garden,  
Ample Driveway Parking  
and Integral Garage

**S**et in the ever-popular village of Snettisham, 32a Station Road is a detached three-bedroom home that has been thoughtfully extended to offer superb reception space and an effortless flow throughout. The generous sitting-dining room opens into a bright conservatory, perfectly positioned to overlook the sunny rear garden. The kitchen is equally spacious, with ample room for a dining table and a relaxed, sociable feel.

Upstairs, there are three bedrooms and a shower room, with the principal bedroom stretching the full width of the house and enjoying a lovely view across the garden. The south-facing rear garden is a standout feature - sizeable, private and full of natural light.

To the front, there is parking for several vehicles and access to an integral garage. Offered with no onward chain, this is a well-proportioned home with excellent potential in a highly sought-after village setting.





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 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 the Vendor



"One of my favourite rooms in the house is the conservatory, looking out over the garden."



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 2210-7022-8002-0225-2226

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: ///prosper.loser.release

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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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