



Introducing  
Manor Lane, Snettisham

**SOWERBYS**

The Wicketers is a two bedroom cottage showcasing a contemporary finish, allowing for modern living with no compromise. Nestled along Manor Lane in the thriving Snettisham village, The Wicketers is within walking distance of a wealth of local amenities and is just a short journey from the breath-taking north Norfolk coast. The cottage is available October 1st on an initial 12 month tenancy. Upon entering The Wicketers, prospective tenants are immediately welcomed into the cosy sitting room which, home to an operational fireplace, is perfect for unwinding after a long day of exploring the enchanting north Norfolk coast and villages. Without doubt, the hub of this exceptional home is the open-plan sitting room/diner which will offer itself as the ideal entertaining and reception point throughout all times of the day. The modern, fully equipped kitchen is offered with a range of integral appliances including a gas hob, electric oven, fridge, freezer and a dishwasher.

The bathroom at The Wicketers is located on the ground floor, comprising a shower over bath, wash basin, WC and heated towel rail. Neighbouring the bathroom is a conveniently placed utility cupboard featuring both a tumble dryer and washing machine. Stairs located in the dining area lead to the first floor accommodation which is home to the two double bedrooms.

The primary bedroom within the cottage is a versatile double room complete with dual fitted wardrobes. The second bedroom is a comfortable double room which enjoys an aspect out over the private enclosed garden.

Externally, The Wicketers has a neighbouring gravel driveway providing off-road parking for one vehicle. The private rear garden features both turf and a generous patio area with mature surrounding beds adding to the privacy.

Fired by gas central heating, the property is available immediately.

#### **SNETTISHAM**

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.

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".

Follow the hill down to the village and you'll pass the Rose & Crown pub, which has won numerous awards. 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. Walk or cycle the old farm path from the A149 to watch the spectacle of migratory birds soar and settle on the edge of the lagoons. 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.

#### **COUNCIL TAX**

Band B.

#### **ENERGY EFFICIENCY RATING**

D. The reference number or full certificate can be obtained from Sowerbys upon request. 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.

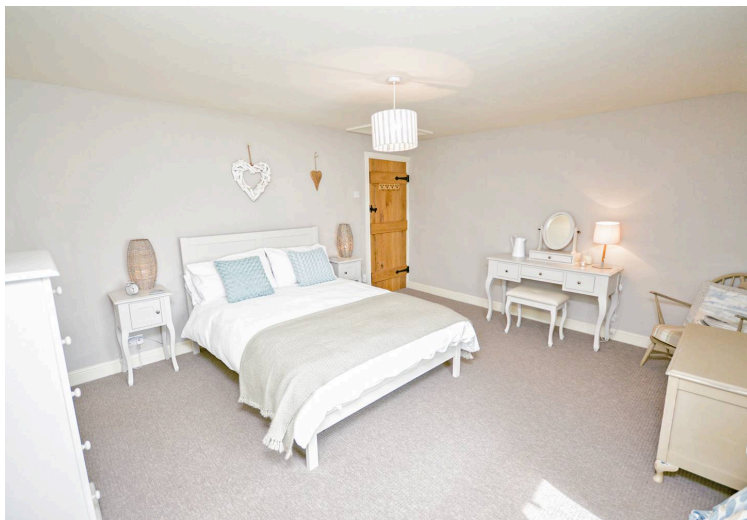
#### **AGENT'S NOTES**

Off Road Parking for One Vehicle  
Log Burner  
Integrated Electric Oven & Gas Hob  
Fully Furnished Property

#### **LOCATION**

What3Words: [///beauty.worked.thin](https://www.what3words.com/#!/beauty.worked.thin)







# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
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