



1 Thursford Road, Little Snoring

Minors & Brady



Transformed beyond recognition, this remarkable Little Snoring residence has evolved from a modest two-bedroom chalet bungalow into an exceptional six-bedroom home with a self-contained annexe. Extensively renovated and significantly expanded by the current owners over the past decade, the property now offers an impressive level of space, style and versatility. At its heart is a stunning contemporary kitchen/dining room, complemented by flexible reception spaces, home-working options and beautifully appointed accommodation throughout. A standout feature is the independent two-bedroom annexe, providing ideal accommodation for multigenerational living, guests or potential income opportunities. Set within generous, mature gardens with extensive parking, this is a home perfectly designed for modern family life in a sought-after North Norfolk village.

- Extensively renovated and significantly enlarged from a two-bedroom chalet bungalow into a substantial six-bedroom detached home
- Beautifully presented throughout, blending contemporary styling with practical family living across versatile accommodation
- Stunning kitchen/dining room serving as the heart of the home, ideal for everyday life and entertaining
- Flexible reception spaces including a cosy snug, dedicated study and additional ground-floor living room
- Self-contained annexe with private entrance, lounge, kitchen area, bathroom and two generous bedrooms
- Ideal setup for multigenerational living, independent relatives, visiting guests or home-based working arrangements
- Attractive exterior combining painted brickwork, contemporary cladding and landscaped gardens for strong kerb appeal
- Extensive shingled driveway providing ample off-road parking for multiple vehicles and visitors alike
- Four-bedroom main residence complemented by modern bathrooms and adaptable ground-floor accommodation options

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1 Thursford Road

Little Snoring, Fakenham

The Location

Set within the picturesque North Norfolk countryside, Little Snoring is a charming and peaceful village that offers a wonderful balance of rural living and everyday convenience. Surrounded by open fields, attractive farmland and far-reaching countryside views, the village provides an idyllic setting for those seeking a quieter pace of life while remaining well connected to nearby towns and amenities.

Despite its tranquil atmosphere, Little Snoring is ideally positioned just a short distance from the historic market town of Fakenham, where residents can enjoy a wide range of shops, supermarkets, cafés, restaurants, schools and leisure facilities. The village also benefits from convenient access to the A148, making journeys across North Norfolk and towards Norwich straightforward.

One of the area's greatest attractions is its proximity to the stunning North Norfolk coastline, with popular destinations including Wells-next-the-Sea, Holkham and Blakeney all within easy reach. Whether enjoying sandy beaches, coastal walks, nature reserves or waterside dining, residents are perfectly placed to experience some of Norfolk's most celebrated scenery.

The surrounding countryside offers endless opportunities for walking, cycling and outdoor pursuits, with quiet country lanes, public footpaths and bridleways weaving through the landscape. The village itself enjoys a welcoming community atmosphere and a setting rich in local character, with a blend of traditional homes and period architecture reflecting the area's heritage.



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Little Snoring, Fakenham

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Occupying a generous plot within the desirable North Norfolk village of Little Snoring, this impressive detached residence is a testament to thoughtful design and versatility. Purchased by the current owners approximately ten years ago as a modest two-bedroom chalet bungalow, the property has since undergone a comprehensive transformation, evolving into a substantial and beautifully presented six-bedroom home, including a self-contained annexe.

The result is a property that offers exceptional flexibility, whether for multigenerational living, accommodating guests, working from home or simply enjoying an abundance of space.

From the moment you arrive, the home makes an appealing first impression. A large shingled driveway provides extensive off-road parking, while the attractive exterior combines painted white brickwork with contemporary cladding. Mature planting, established trees and well-maintained gardens soften the approach, enhancing the property's welcoming feel and sense of privacy.

Stepping inside the main residence, the impressive transformation is immediately evident. At the heart of the home is the substantial kitchen/dining room, a superb family space designed for modern living and entertaining. A striking balustrade staircase rises from this central area, creating an attractive architectural feature.



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Finished in a contemporary style, the kitchen features sleek matte cabinetry paired with marble-effect splashbacks, creating a sophisticated and timeless aesthetic. Extensive work surfaces and storage combine practicality with style, making this a room that is equally suited to busy mornings and larger gatherings.

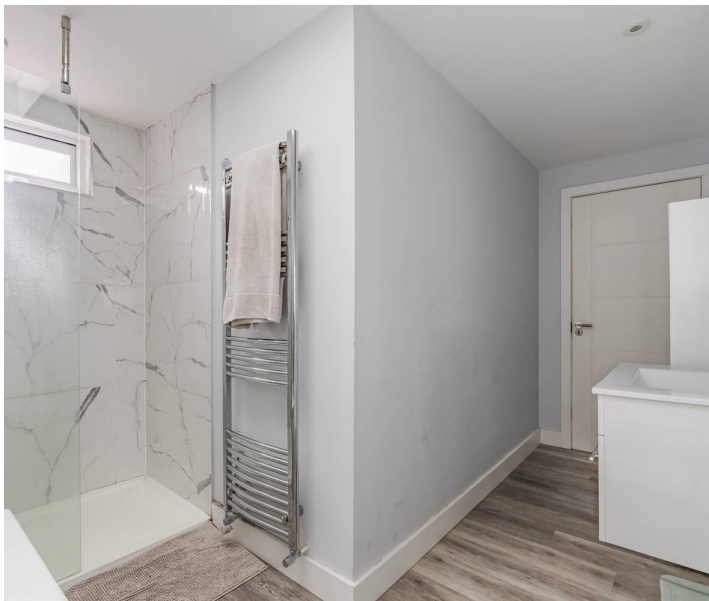
Complementing the kitchen is a comfortable snug, perfect for quieter evenings, reading or relaxing away from the main entertaining spaces.

A separate study offers an ideal work-from-home environment and could also be utilised as a hobby room depending on requirements.

Practicality is further enhanced by a utility room, which helps keep household tasks neatly separate from the main living areas.

The ground floor of the principal home also benefits from a reception room positioned adjacent to a modern shower room, while Bedroom Six is located on the ground floor and provides flexibility as either a bedroom or additional office space, depending on a buyer's needs.

Ascending to the first floor, the sense of space continues. The landing leads to three bedrooms within the main home, including a particularly generous principal bedroom. Bedrooms Two and Three provide comfortable accommodation for family members or guests and are served by a contemporary family bathroom. Beautifully presented and modern in design, the bathrooms have been finished to a high standard, offering both style and functionality.



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One of the property's most appealing advantages is the self-contained annexe accommodation. Accessible via its own private entrance, this independent living space offers excellent flexibility for extended family, visiting guests or those seeking a degree of separation from the main residence. The annexe comprises a spacious lounge, kitchen area, modern bathroom and two bedrooms, identified as Bedrooms Four and Five. The layout creates a practical and comfortable living environment while remaining connected to the wider property should desired.

Outside, the home continues to impress. The generous gardens have clearly been carefully nurtured over time, with established trees, mature planting and expansive lawned areas creating a wonderful backdrop for family life. A patio area provides the perfect setting for outdoor dining, entertaining guests or simply enjoying the peaceful village surroundings. The combination of open lawn, attractive planting and seating areas creates a garden that is both practical and highly enjoyable throughout the seasons.

Agent's Note

This property will be sold freehold.

Connected to solar, mains water, electricity and drainage.



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Ground Floor

Approx. 136.7 sq. metres (1471.0 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.7 sq. feet)



Total area: approx. 190.6 sq. metres (2051.7 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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