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The Street, South Walsham, Norfolk, NR13 6AH

A semi-detached family home located in the Broadland village of South Walsham, which runs adjacent to one of the most picturesque broads in the National Broadland Park. Conveniently positioned for easy access to the village and the local amenities that include the village hall, parish church, recreational park with football and cricket clubs and the local primary school.

The nearby South Walsham Broad waters and The Fairhaven Woodland and Water Garden with its restaurant provides the perfect opportunity for rambling woodland walks as well as recreational adventure or relaxation.

Set back from the road the property is approached over a shingle driveway that provides off-road parking and access to a carport, an EV charging port and a front lawn garden. To the rear, an ornate metal gate grants access to an enclosed garden where a paved terrace extends away to a lawn garden with a workshop.

The property enters into an enclosed porch and through to a dining room with an adjoining sitting room, with feature fire place, a study room and a door into a conservatory, that opens out to the rear garden. Separate doors from the dining room lead into a pantry and a kitchen with a separate utility and a cloakroom. To the first floor, a family bathroom and three bedrooms, all with built in storage, complete the accommodation.

The property is further complemented by its proximity, of less than ten miles, to the capital city of Norwich with its excellent retail outlets, restaurant, public houses and extensive historical. The sandy shoreline of the Norfolk coast is located just twelve miles to the east.



Semi-Detached



House



Older



1 Bathroom



3 Receptions



3 Bdrms



Tax Band D



Off-Road
Parking

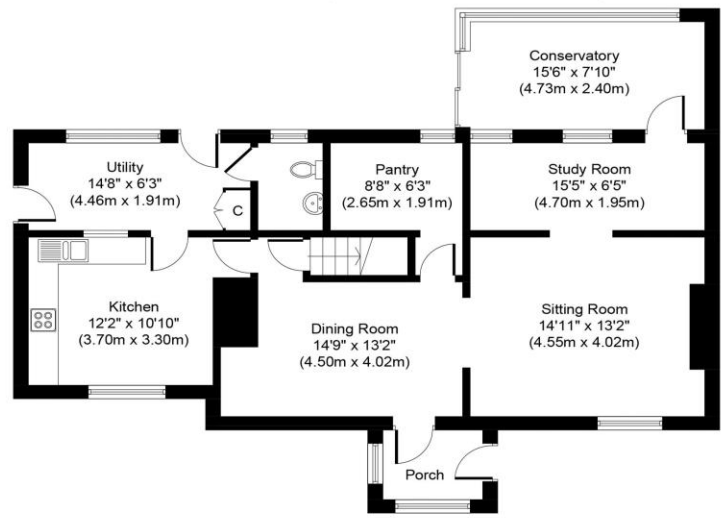


Garage, Carport

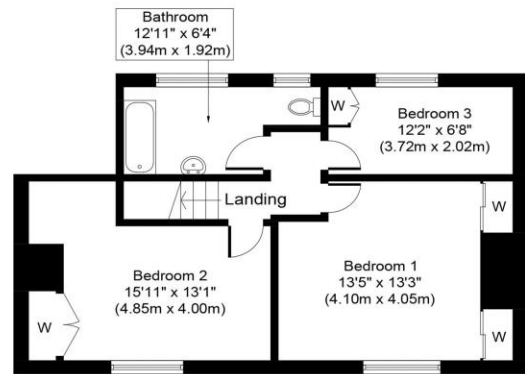




Outbuilding
Approximate Floor Area
464 Sq. ft.
(43.1 Sq. m.)
(Not Shown In Actual Location / Orientation)



Ground Floor
Approximate Floor Area
1038 Sq. ft.
(96.4 Sq. m.)



First Floor
Approximate Floor Area
594 Sq. ft.
(55.2 Sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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