

SALES & LETTINGS

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The New House, The Street, Neatishead, Norfolk, NR12 8AD

The New House is a detached property that has been maintained and improved upon by the current owners to create an ideal family home. Located at the very heart of the picturesque riverside village of Neatishead, an area of sprawling natural beauty, rurally set amongst the wildlife and waterways of the renowned Norfolk Broads, the property benefits from easy access to local amenities that include a village store, primary school and public house.

Set back and screened from the road by natural hedging the property is approached from the front along a paved pathway bordered by a lawn garden. To the sides and rear further pathways lead to an enclosed south east facing lawn with a paved terrace and a shingle expanse that provides ample off-road parking and access to a double garage.





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- DETACHED FAMILY HOME
- NORFOLK BROADS LOCATION
- WELL-PRESENTED THROUGHOUT

- NEW BATHROOMS THROUGHOUT
- IDYLIC RIVERSIDE VILLAGE LOCATION
- AROUND THIRTY MINUTES TO NORWICH

- LESS THAN TEN MILES TO THE COASTLINE
- OFF-ROAD PARKING & DOUBLE GARAGE
- FOUR TO FIVE BEDROOMS, MASTER WITH EN-SUITE

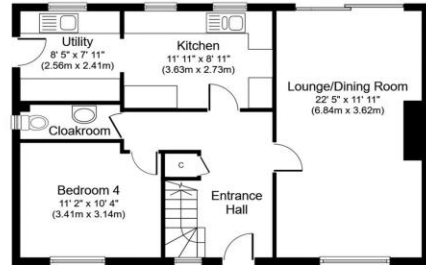
Well-presented throughout, The New House enters into a hallway where separate internal doors lead into a cloakroom, a family lounge dining room with double doors that open out to the rear garden and a study or additional bedroom. A further door from the hallway leads into a recently fitted modern kitchen with a separate utility. To the first floor, a family shower room and four bedrooms, the master with an en-suite bathroom completes this versatile accommodation.

The property is further complimented in its proximity to the Barton Broad, managed by the National Wildlife Trust, the second largest broad in the Broads National Park and an area of Special Scientific Interest. Wroxham the capital of the Norfolk Broads and home to the Norfolk Broads Yacht Club is around four miles and it is less than ten miles to the coastline and around thirty minutes to the county's capital city of Norwich.

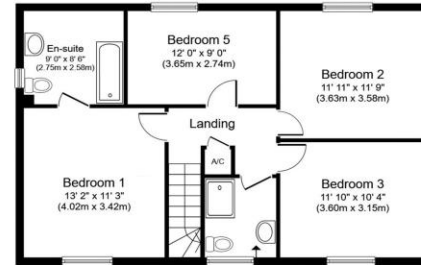




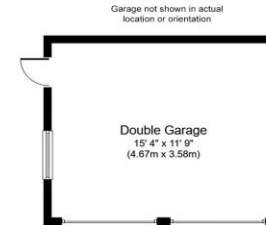
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Ground Floor
Approximate Floor Area
711 sq. ft.
(66.1 sq. m.)



First Floor
Approximate Floor Area
711 sq. ft.
(66.1 sq. m.)



Garage
Approximate Floor Area
280 sq.ft.
(26.0 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		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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