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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Market Street, Tunstead, Norfolk, NR12 8SE

Built in the 1930's, this semi-detached property has been extended and modernised by the current owners to create an ideal family home. Conveniently located in the rural village of Tunstead and with easy access to local amenities that include the village hall, primary school and the Horse & Groom public house. Additional facilities can be found in the neighbouring villages of Hoveton and Wroxham, including riverside eateries, doctors' and dental surgeries, supermarket, high school and post office.

Set well back from the road, the property is approached over a shingle driveway providing ample off-road parking. To the side, a gate grants access to a neatly maintained rear lawn garden bordered by sun terraces and a child's recreational playground. Field views to the rear provide the perfect setting for alfresco dining and socialising with friends and family.

Well-presented throughout the property enters into an entrance hallway where an internal door leads into a modern kitchen dining room with a separate utility and double doors that open to the rear garden. Further doors from the hallway lead into a cloakroom and a lounge with a feature wood burning fire place. To the first floor, three double bedrooms and a family bath and shower room completes the accommodation.

Life at the property is further complimented in its central location of approximately ten miles to Norwich city centre with its excellent retail parks, restaurants and cafes, nightlife and extensive historical interest and the sandy beach of the Norfolk coastline.



Semi-Detached



House



Older



1 Bathroom
1 Cloakroom



2 Receptions



3 Bedrooms



Tax Band B

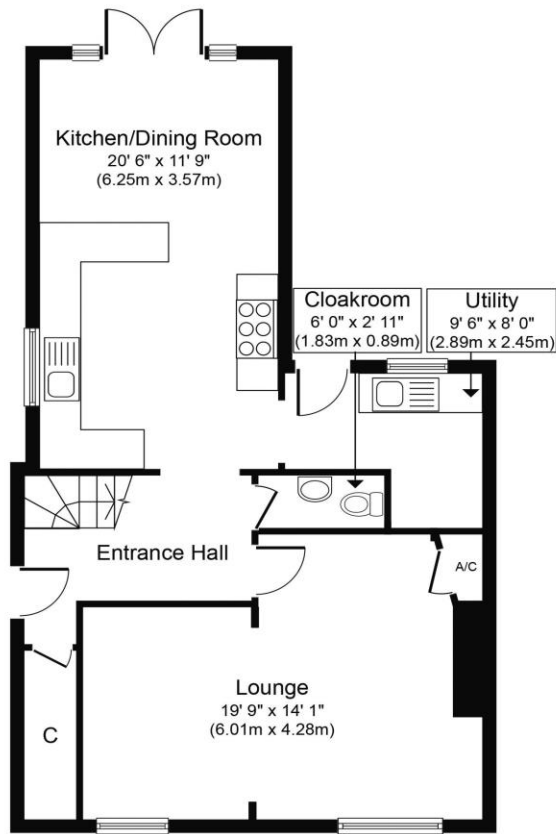


Off-Road
Parking

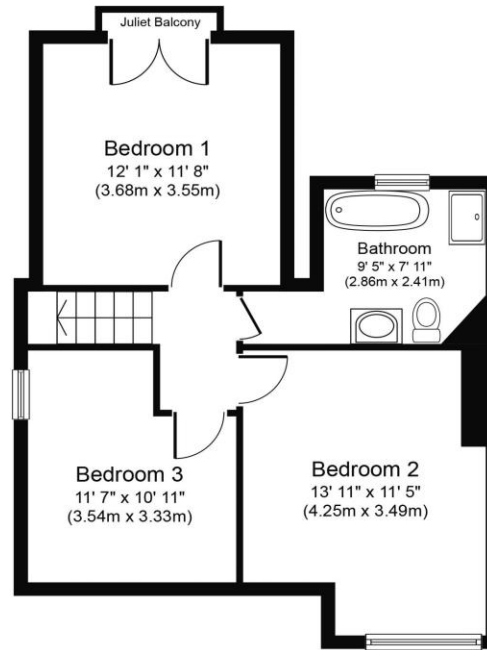


No
Garage





Ground Floor
Approximate Floor Area
663 sq. ft.
(61.6 sq. m.)



First Floor
Approximate Floor Area
517 sq. ft.
(48.1 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		106 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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