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& HURRELL**

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Cranfield Cottages, Union Road, Smallburgh, Norfolk, NR12 9NH

An end of terrace cottage that enjoys a rural location in the heart of the Broads National Park near the popular North Norfolk village of Smallburgh, which lies less than seven miles to the Norfolk coastline and fourteen miles north-east of the capital city of Norwich. The property benefits from easy access to the local amenities that include a village hall with playing field and The Crown public house. Additional services including supermarket and petrol station, as well as schooling and medical centre can be found in the nearby village of Stalham.

With field views to the front and woods to the back, the cottage is set away from the road, and is approached over a shingle driveway providing off-road parking and access to a carport, a garage and a wood store. To the rear, a generous and neatly maintained lawn garden is bordered by mature shrubs and trees and stretches away from the cottage leading to a raised seating area, ideal for socialising with friends and family. A gated archway leads through to the furthest area of the garden where you will find a number of outbuildings, a pond and raised vegetable beds.

Well-presented throughout the property enters via an enclosed porch with a cloakroom and through to a hallway where an internal door leads into an open plan lounge, with feature wood burning fire place and dining room with double doors that lead through to a garden room and access to the rear garden. A further door from the hallway leads into a kitchen where there is access to the dining room and a separate utility room. To the first floor, a family bathroom and three bedrooms, two of which are doubles, completes the accommodation.

Surrounded by waterways, open countryside and nature reserves the property affords a peaceful retreat yet is close enough to enjoy easy access to the larger towns including North Walsham and Wroxham, the capital of the Norfolk Broads and home to the Norfolk Broad's Yacht Club, Roys department and supermarket, riverside cafes and restaurants and schooling for all ages.



End Terrace



Cottage



Older



1 Bathroom
1 Cloakroom



3 Receptions



3 Bedrooms



Tax Band C



Off-Road
Parking

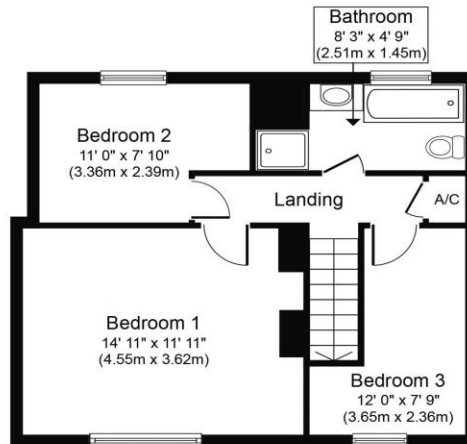


Garage

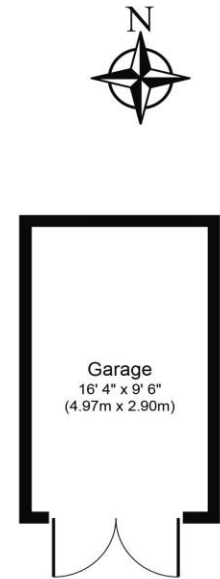




Ground Floor
Approximate Floor Area
637 sq. ft.
(59.1 sq. m.)



First Floor
Approximate Floor Area
473 sq. ft.
(43.9 sq. m.)



Garage
Approximate Floor Area
155 sq. ft.
(14.4 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		83 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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