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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Oval Road, Norwich, Norfolk, NR5 0DG

A detached family home located approximately five miles west of the capital city of Norwich in between the popular suburbs of New Costessey and Hellesdon, close to local amenities that include the Sweet Briar Road Industrial Estate and the Longwater Retail Park with their supermarkets and petrol stations, hotels, cafes and recreational parks.

Set back and screened from the road by timber fencing and high hedging, the property enjoys a private setting. It is approached over a hard standing driveway providing off-road parking, and access to a garage. To the front and rear of the property neatly maintained lawn gardens are bordered by mature trees and paved terraces. To the side, covered timber decking provides the perfect setting for alfresco dining with friends and family.

Well-presented throughout the property enters into an enclosed porch that leads through to a hallway where separate internal doors provide access to a cloakroom, a study or third bedroom and a generous family lounge with double doors leading out to the side terrace. A further door from the hallway leads into a modern kitchen dining room with access to the rear. To the first floor, a family bathroom and two bedrooms, both with built in storage, completes the accommodation.

The property is further complemented in its close proximity to to the Marriotts Way, a twenty-six off-road footpath, bridleway and cycle route between Norwich and Aylsham. The A47 for easy navigation to the Norfolk coastline, the Norfolk Showground, Norfolk and Norwich hospital, the university of East Anglia, and the A11 with links to the south of the country.



Detached



House



Older



1 Bathrooms
1 Cloakroom



1/2 Receptions



2/3 Bedrooms



Tax Band C

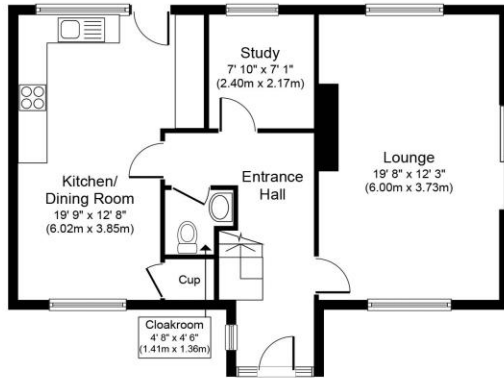


Off-Road
Parking

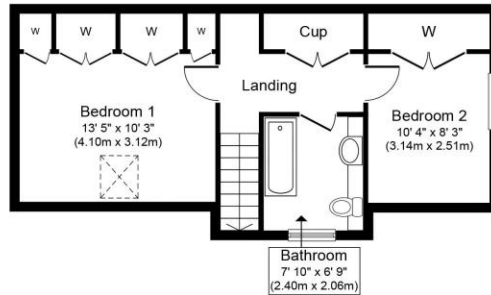


Garage

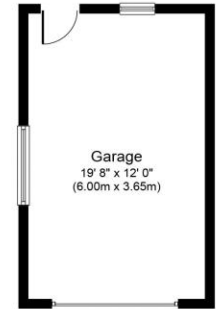




Ground Floor
Approximate Floor Area
669 sq. ft.
(62.2 sq. m.)



First Floor
Approximate Floor Area
435 sq.ft.
(40.4 sq.m.)



Garage
Approximate Floor Area
237 sq.ft.
(22.0 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		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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