

SALES & LETTINGS

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Howletts Loke, Salhouse, Norfolk, NR13 6EX

Built to an extremely high standard, this ready to move into, detached bungalow is set within a private cul-de-sac, amongst similar executive properties. Located in the Broadland village of Salhouse surrounded by a patchwork of fields, the property presents as an ideal family home or for a retired couple seeking single storey living with room for visiting friends and family

Enjoying a rural location the property is conveniently positioned within easy reach of the Norfolk Broads, the train station, a primary school, recreational park, The Stag public House, community centre and church.

Set on a private corner aspect, the bungalow is approached at the side over a hard standing driveway, providing off-road parking and access to a neatly maintained front lawn garden and a garage. To the rear, a paved terrace, ideal for alfresco dining with friends and family, extends away to an enclosed lawn garden.





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- NEW BUILD
- DETACHED BUNGALOW
- ENCLOSED REAR GARDEN

- IMMACULATE THROUGHOUT
- OFF-ROAD PARKING & GARAGE
- CAT SIX CABLING THROUGHOUT

- UNDERFLOOR HEATING THROUGHOUT
- THREE BEDROOMS, ONE WITH EN-SUITE
- CLOSE TO THE NORFOLK BROADS , THE COAST & NORWICH

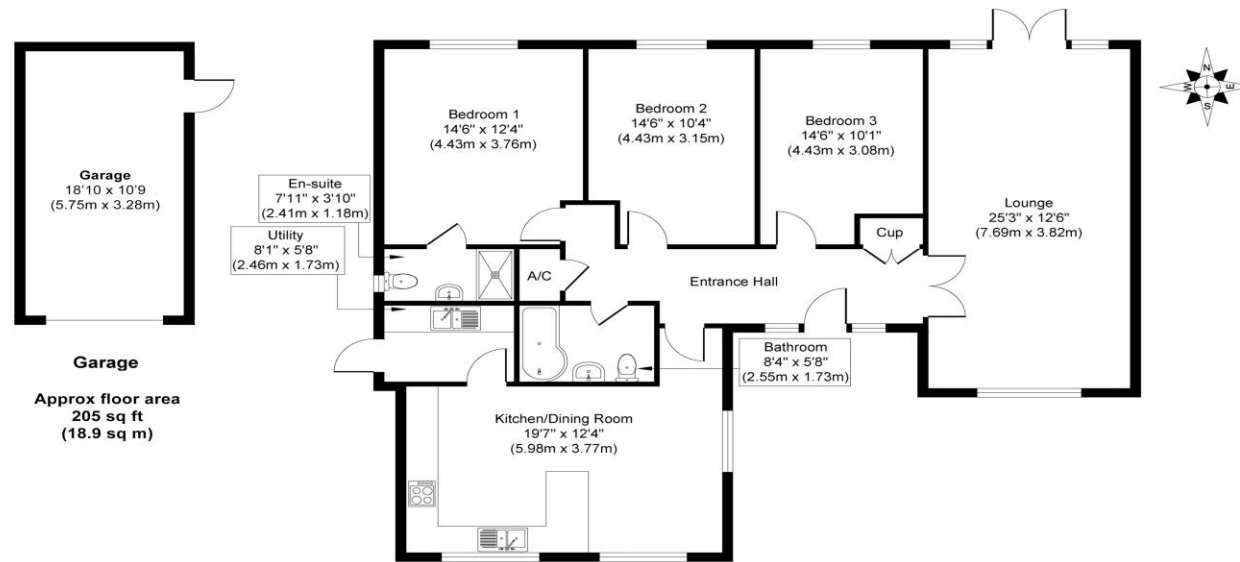
The property that benefits from underfloor heating and Category six cabling throughout, enters into a broad entrance hallway, where separate internal doors lead into three bedrooms, the master with an en-suite shower room, a family bathroom, a lounge with double doors opening out to the rear terrace and a kitchen, with built in appliances and an adjoining dining room. There is also a separate utility with access to the side.

The property further benefits from its proximity, of approximately two miles, to the water's edge and wonders of the Salhouse Broads, a thirty-two-acre lake surrounded by mature woodland and fen and thriving with wildlife. The capital city of Norwich is less than six miles to the south west and provides excellent retail therapy, restaurants, night life and historical interest.





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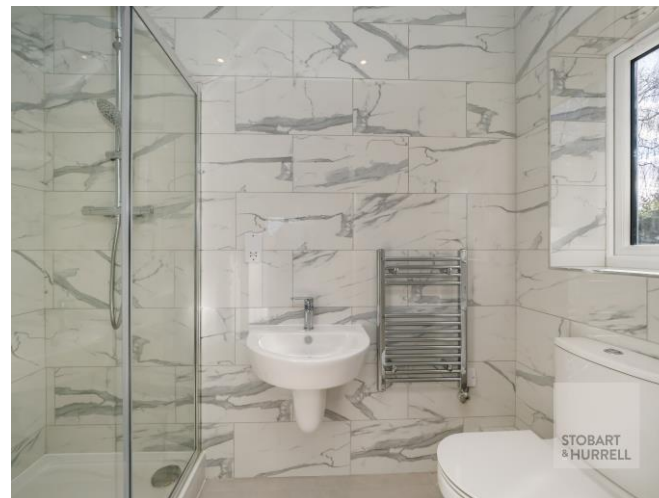
Garage
18'10" x 10'9"
(5.75m x 3.28m)

Garage
Approx floor area
205 sq ft
(18.9 sq m)

Approximate Floor Area
1345 sq. ft
(124.99 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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Stobart & Hurrell
 Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk
enquiries@stobarthurrell.co.uk
 01603 782 782

