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& HURRELL

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Manor Close, Tunstead, Norfolk, NR12 8EP

A detached bungalow located on the fringe of the popular Broadland village of Tunstead with easy access to local amenities that include a village hall, primary school and playing field, public house and restaurant. Additional amenities can be found in the surrounding villages including Hoveton and Coltishall where you will find a post office, doctor surgery, vets, supermarket and riverside eateries.

Set within a cul-de-sac, the bungalow is approached over a hard standing driveway providing off-road parking and access to a front lawn garden and a double garage. To the rear, a paved terrace extends away to a lawn garden bordered by mature shrubs.

Vacant and ready to move into, the bungalow enters into an enclosed porch and through to an entrance hallway where there is built in storage. Separate internal doors from the hallway lead into a spacious and bright family lounge, three bedrooms and a family shower room. A further door leads into a kitchen where there is access to a generous garden room, with double doors that open out to the rear garden.

The property is further complemented by its rural retreat surrounded by countryside walks and quiet lanes yet within easy access to the excellent amenities in the neighbouring villages of North Walsham, Stalham and Wroxham. Norwich city centre and the sandy beaches of the Norfolk coastline both lie within a thirty-minute car journey.



Detached



Bungalow



Older



1 Bathroom



2 Receptions



3 Bedrooms



Tax Band C

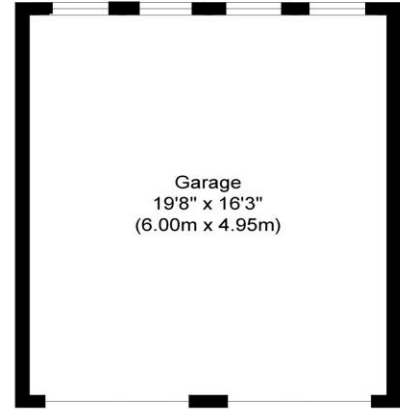
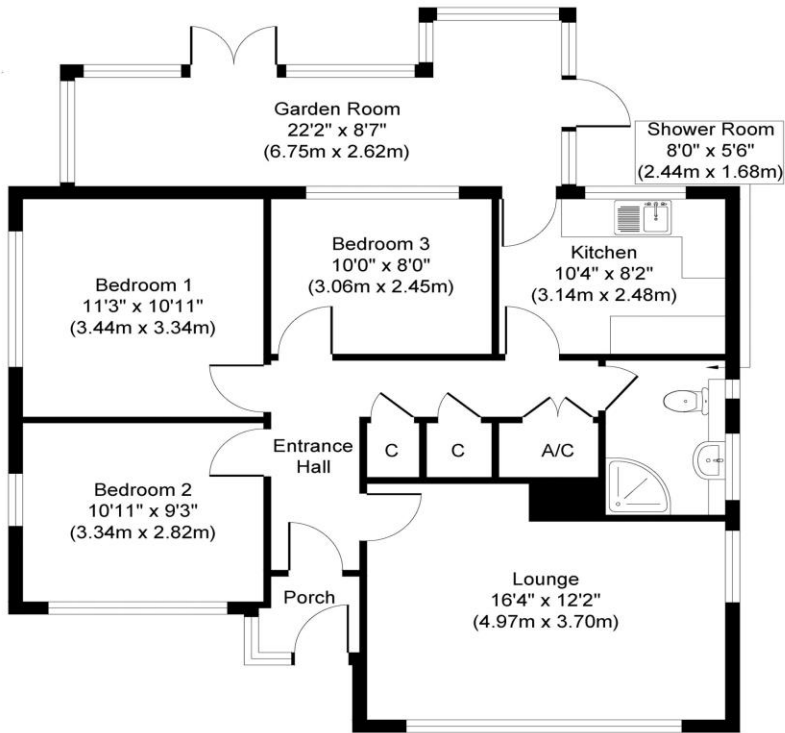


Off-Road
Parking



Double
Garage





Approximate Floor Area
936 sq. ft
(86.97 sq. m)

Garage
Approximate Floor Area
320 sq. ft
(29.70 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		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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