

SALES & LETTINGS

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Halcyon, Low Street, Smallburgh, Norfolk, NR12 9LR

A beautifully presented, detached family home located on a no through road, set on a generous plot exceeding three quarters of an acre. Halcyon presents as an ideal escape to the country to enjoy the tranquillity in a peaceful countryside setting.

Smallburgh is a sprawling north Norfolk village, bordered by the picturesque River Ant from whence it derived its name, with easy access, via a nearby footpath, to local amenities that include the Church of St Peter, The Crown public house, Wayford Bridge and the Inn with its hotel and restaurant. Additional amenities can be found a short drive away in Stalham, Wroxham and North Walsham.

Set well back from the road, the property is approached over a gravel driveway providing ample off-road parking and access to a double garage and workshop. To the front, a lawn garden is framed by a beautifully landscaped garden with mature shrubs and trees. To the rear, a broad paved terrace, ideal from alfresco dining with friends and family, extends away from the property to a very generous lawn garden.





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- DETACHED FAMILY HOME
- PEACEFUL COUNTRYSIDE SETTING
- BEAUTIFULLY PRESENTED THROUGHOUT

- RENOWNED NORFOLK BROADS LOCATION
- FOUR BEDROOMS, MASTER WITH EN-SUITE
- LESS THAN SEVEN MILES TO BROADS CAPITAL

- PLOT EXCEEDING THREE QUARTERS OF AN ACRE
- OFF-ROAD PARKING DOUBLE GARAGE & WORKSHOP
- LESS THAN FOURTEEN MILES TO CAPITAL CITY OF NORWICH

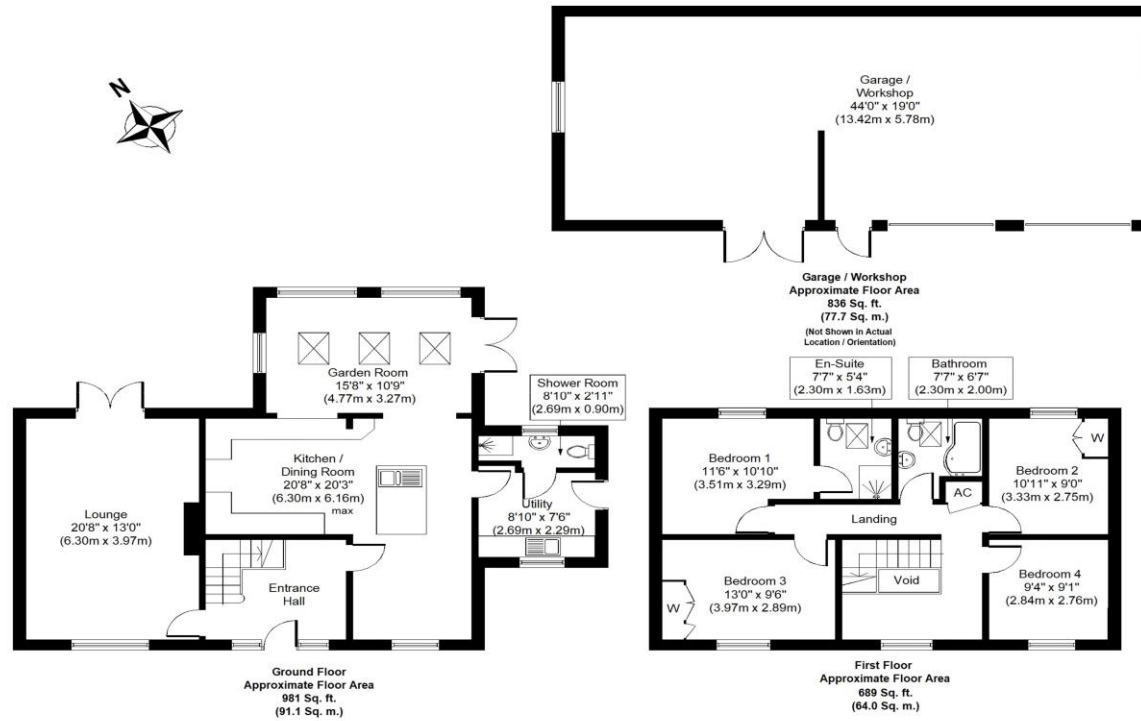
This idyllic family home enters into a bright entrance hallway where an internal door leads into a family lounge with feature fireplace and double doors that open to the rear garden. A further door from the hallway leads into the heart of the home, an open plan kitchen dining room with an adjoining garden room and double door to the rear terrace. There is also a separate utility with a shower room and access to the side. To the first floor, a family bathroom and four bedrooms, two with built in storage and the master with an en-suite complete the accommodation.

Life at the property is further complemented in its proximity of less than seven miles to either the riverside village of Wroxham, the Norfolk Broads capital where you can hire a day boat to explore the quiet waterways and villages. Or the beautiful Norfolk beaches including, Sea Palling, Cromer, Waxham and Horsey.





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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.

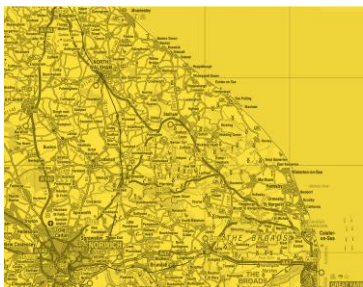
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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