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Manor Farm Cottages, Market Street, Tunstead, Norfolk, NR12 8AH

Set on a generous plot approaching one third of an acre, this end of terrace period cottage, presents as an ideal family home or idyllic escape to the country. Located in the rural north Norfolk village of Tunstead, positively removed from the mainstream bustle inspired by the nearby Norfolk Broads capital, yet within easy reach of the bordering villages of Stalham, North Walsham, Coltishall, Wroxham and Hoveton, where local amenities include schooling for all ages, riverside eateries, supermarket, doctors surgery, post office and vets.

Set back from the road, with field views to the front, the property is approached over a gravel driveway providing ample off-road parking. To the side, a five bar timber gate grants access to the rear where beautifully landscaped gardens are bordered by mature shrubs and trees and complimented with a timber storage shed and a generous log cabin, ideal as a home office, storage, additional accommodation or a games room.

Well-presented throughout, the property enters into a family lounge, with a feature fire place. Separate internal doors from the lounge lead into a sitting room and a dining room with an adjoining open plan kitchen breakfast room and access to the rear garden. On the ground floor there is also a separate utility and a bathroom. To the first floor, three double bedrooms and a shower room complete the accommodation.

The property is further complimented in its proximity, of approximately eleven miles, north east of Norwich, where there is excellent retail therapy, train station, international airport, numerous cafes and restaurants and extensive historical interest. For relaxation the sandy shoreline and popular holiday resorts of Walcott and Sea Palling beaches are located less than eleven miles away.



End Terrace



Cottage



Older



2 Bathrooms



3 Receptions



3 Bedrooms



Tax Band B

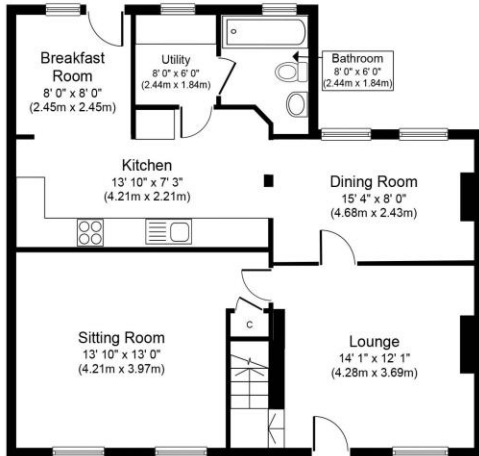


Off-Road
Parking

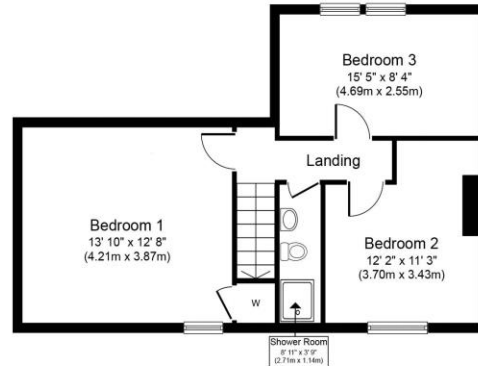


Garage

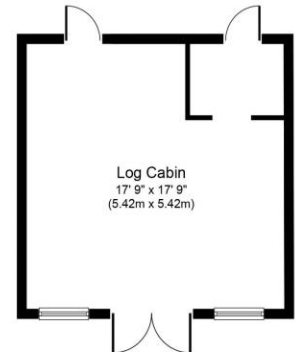




Ground Floor
Approximate Floor Area
823 sq. ft.
(75.5 sq. m.)



First Floor
Approximate Floor Area
520 sq. ft.
(48.3 sq. m.)



Outbuilding
Approximate Floor Area
316 sq.ft.
(29.3 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		
55-68	D		67 D
39-54	E	49 E	
21-38	F		
1-20	G		

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