

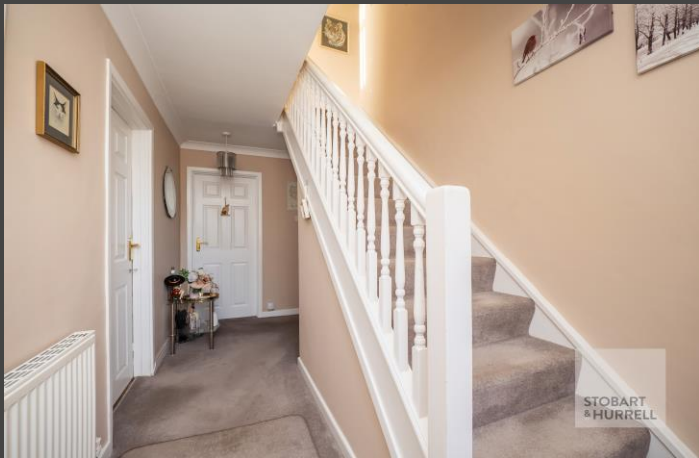


PARKING FOR
THE CARDS SHOP ONLY
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Salhouse Road, Norwich, Norfolk, NR7 9AN

A detached family home, with a shop frontage ideal as a business, storage area, conversion to an annexe or an extension to the existing property. Located on the outskirts of the suburban village of Sprowston, the property benefits from easy access to local amenities including schooling for all ages, general stores and a nearby industrial complex. Conveniently set around three miles north east of the county's capital city centre, Sprowston readily affords near access into Norwich whilst also providing a community lifestyle on the fringe of the city.

Set back from the road the property is approached over a hard standing frontage providing ample off-road parking. Further parking and a garage can be accessed at the back of the property. To the rear there is a well-tended and enclosed lawn garden bordered by neatly maintained flowerbeds and timber decking, perfect for socialising with friends and family.

Well-presented throughout, the property enters at the side into an entrance hallway, where separate internal doors lead into the shop frontage, a cloakroom, a kitchen with dining area and a separate dining room with an archway leading through to the family lounge. Double doors from the lounge open out to the rear garden. To the first floor, three bedrooms and a family bath and shower room completes this versatile accommodation.

Life at the property is further complemented by its proximity of under two miles to the dual Northern Distributor Road and around two and a half miles to the city centre and beyond to the train station and the riverside retail park.



Detached



House



Older



1 Bathrooms
1 Cloakroom



2 Receptions



3 Bedrooms



Tax Band C

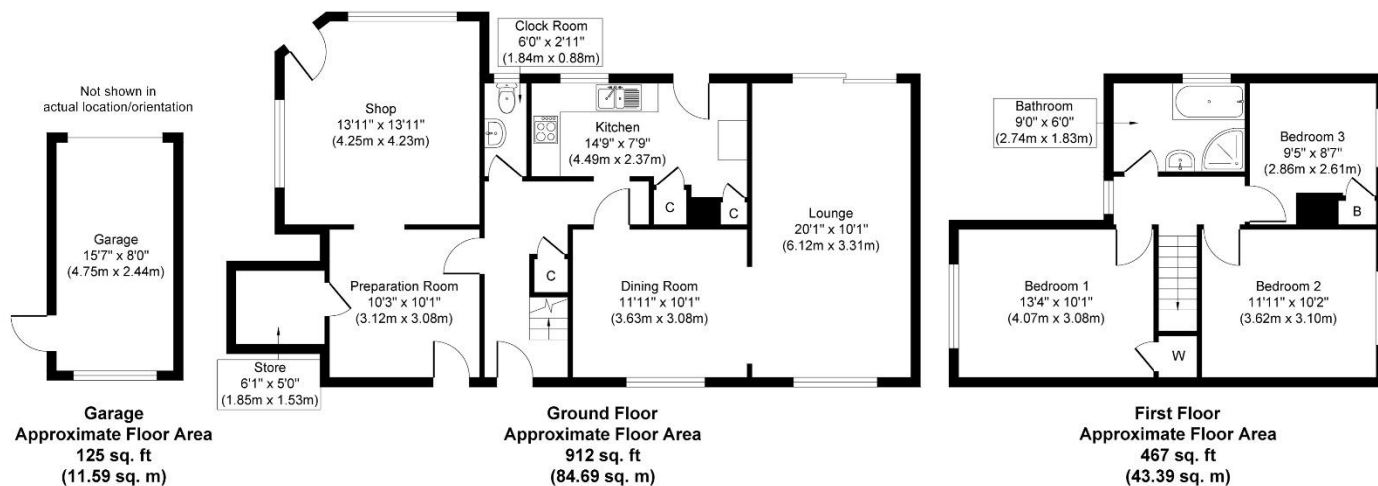


Off-Road
Parking



Garage





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		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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