



**STOBART  
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK

STOBART  
& HURRELL



A semi-detached period property, that has been improved upon by the current owners to create a welcoming family home. Located in the Broadland village of Salhouse, situated along the meandering River Bure, between Wroxham; known as the Broads capital and the sought after village of Horning, it is conveniently positioned with easy access to the nearby Norfolk Broads, train station, a primary school, recreational park, The Stag public House, community centre and church.

Set back and screened from the road by natural hedging, the property is approached over a shingle driveway, providing off-road parking and access to an easy to maintain front garden. To the rear, a sun terrace extends away to a very generous south east facing tiered garden with a pond, shingle pathways, outbuildings and a lawn garden.

Well-presented throughout the property enters at the side into a hallway where separate internal doors lead into a sitting room with feature fireplace and a lounge dining room with double doors that open out to the rear garden. To the rear of the property there is a kitchen breakfast room, a family bath and shower room and further double doors to the rear terrace. To the first floor, a separate cloakroom and four bedrooms completes this versatile accommodation.

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.



Semi-Detached



House



Older



1 Bathroom  
1 Cloakroom



2 Receptions



4 Bedrooms



Tax Band D

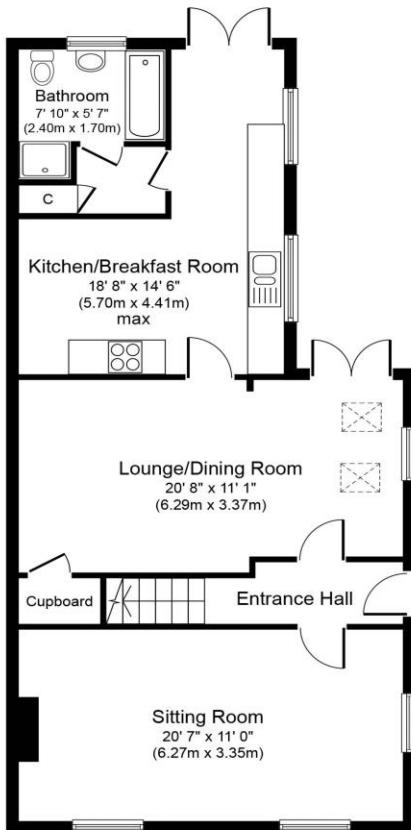


Off-Road  
Parking

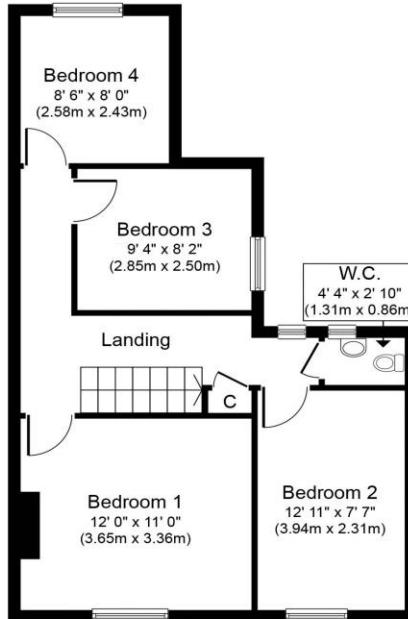


No  
Garage

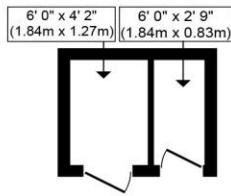




**Ground Floor**  
Approximate Floor Area  
793 sq. ft.  
(73.7 sq. m.)



**First Floor**  
Approximate Floor Area  
513 sq. ft.  
(47.7 sq. m.)



**Outbuilding**  
Approximate Floor Area  
44 sq. ft.  
(4.0 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		
39-54	E		
21-38	F		
1-20	G		

### Stobart & Hurrell

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