



WE BRING PEOPLE AND PROPERTY TOGETHER



---

## Brambles 138, Lower Street, Salhouse, Norfolk, NR13 6RX

---

Brambles is a four-bedroom detached family home that enjoys a tranquil setting, situated in a plot approaching three-quarters of an acre in size. Located in the Broadland village of Salhouse, the property benefits from nearby amenities including a primary school, recreation parks and The Stag public house. Additional amenities can be found in the nearby villages of Hoveton and Wroxham, known as the capital of the Broads, located three miles north.

Situated centrally within the plot, Brambles enjoys an elevated position that is approached over a shingle and hard-standing carriageway driveway that leads to the front and provides ample off-road parking and access to three garages. The garden consists of mainly lawn areas of different gradients with a few established trees and shrubs, paved seating areas, ideal for entertaining friends and family, a timber storage shed and a greenhouse.









- FOUR BEDROOMS
- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS

- LOCAL TO VILLAGE AMENITIES
- OFF-ROAD PARKING AND THREE GARAGES
- BRIGHT AND SPACIOUS ACCOMMODATION

- COUNTRYSIDE SETTING ON AN ELEVATED PLOT
- CLOSE TO NORFOLK BROADS, THE COAST & NORWICH
- PLOT APPROACHING THREE-QUARTERS OF AN ACRE IN SIZE

With bright and spacious accommodation, the entrance hall with separate internal doors leads to a dual aspect lounge with a feature fireplace, a kitchen breakfast room with a porch with access to the rear, a separate dining room, a utility room and a downstairs shower room. To the first floor, three bedrooms, two with built-in storage and a cloakroom completes the accommodation.

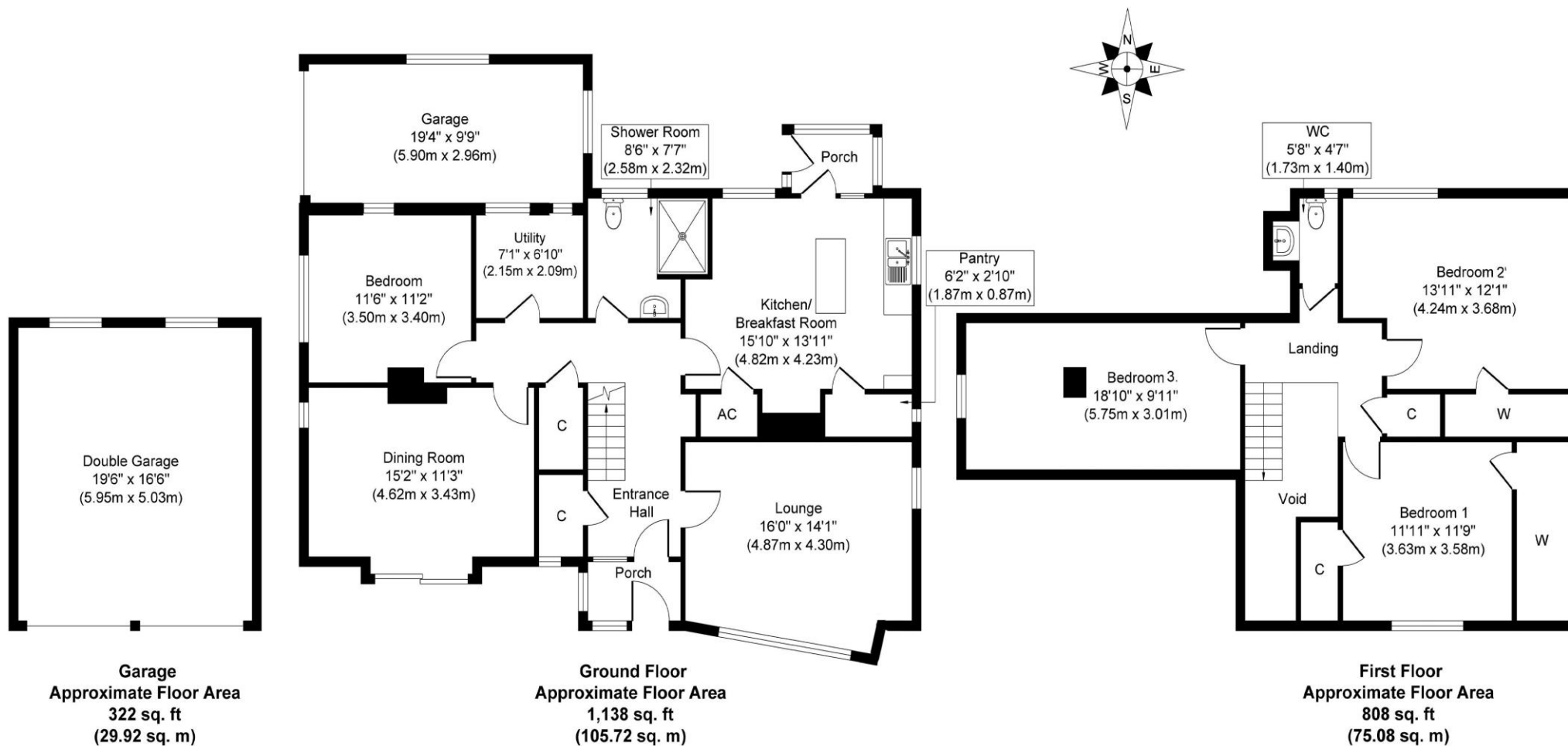
The property further benefits from its close proximity to the water's edge and wonders of the Salhouse Broads, a thirty-two-acre lake surrounded by mature woodland and fen and thriving with wildlife. The capital city of Norwich is less than seven miles to the south west and provides excellent retail therapy, restaurants, nightlife and extensive historical interest.







STOBART  
& HURRELL



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.



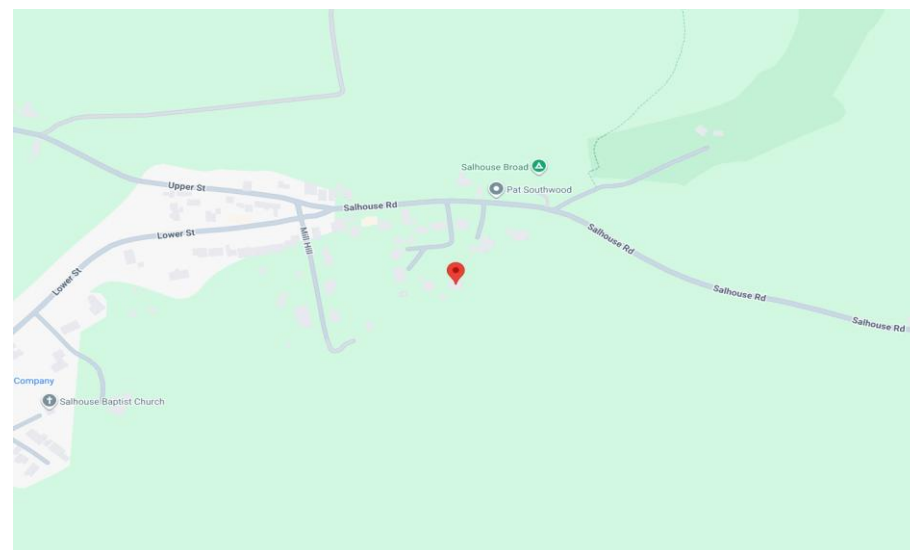


STOBART  
& HURRELL



STOBART  
& HURRELL

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>81 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>63 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.



Come in and meet us, visit us on line or call and speak to one of the team to learn more.

Stobart & Hurrell

Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)

[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)

01603 782 782

