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# Quiet Acres, Station Road, Worstead, Norfolk, NR28 9RX

Quiet Acres is a substantial detached family home set within a generous plot approaching one third of an acre. The property is exceptionally well connected, with Worstead railway station located less than a quarter of a mile away. Further local amenities include a highly regarded primary school within a mile and a half, while the thriving market town of North Walsham is just a ten-minute drive, providing an excellent range of shops, supermarkets, cafés, schools and rail links.

Set well back from the road, the property is approached via a brick-weave driveway providing ample off-road parking and access to the garage, alongside a neatly maintained front lawn garden. To the rear, a broad sun terrace extends from the house into an enclosed garden, bordered by mature shrubs and trees, creating a private and established outdoor space, further complemented by a large timber storage shed.





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- FOUR BEDROOMS
- FOUR RECEPTIONS
- DETACHED FAMILY HOME

- WELL-MAINTAINED GARDENS
- OFF-ROAD PARKING & GARAGE
- CONSERVATORY & GARDEN ROOM

- BEAUTIFULLY PRESENTED THROUGHOUT
- LOCAL AMENITIES NEARBY INCLUDING TRAIN STATION
- CENTRAL TO AYLSHAM, NORTH WALSHAM, STALHAM & WROXHAM

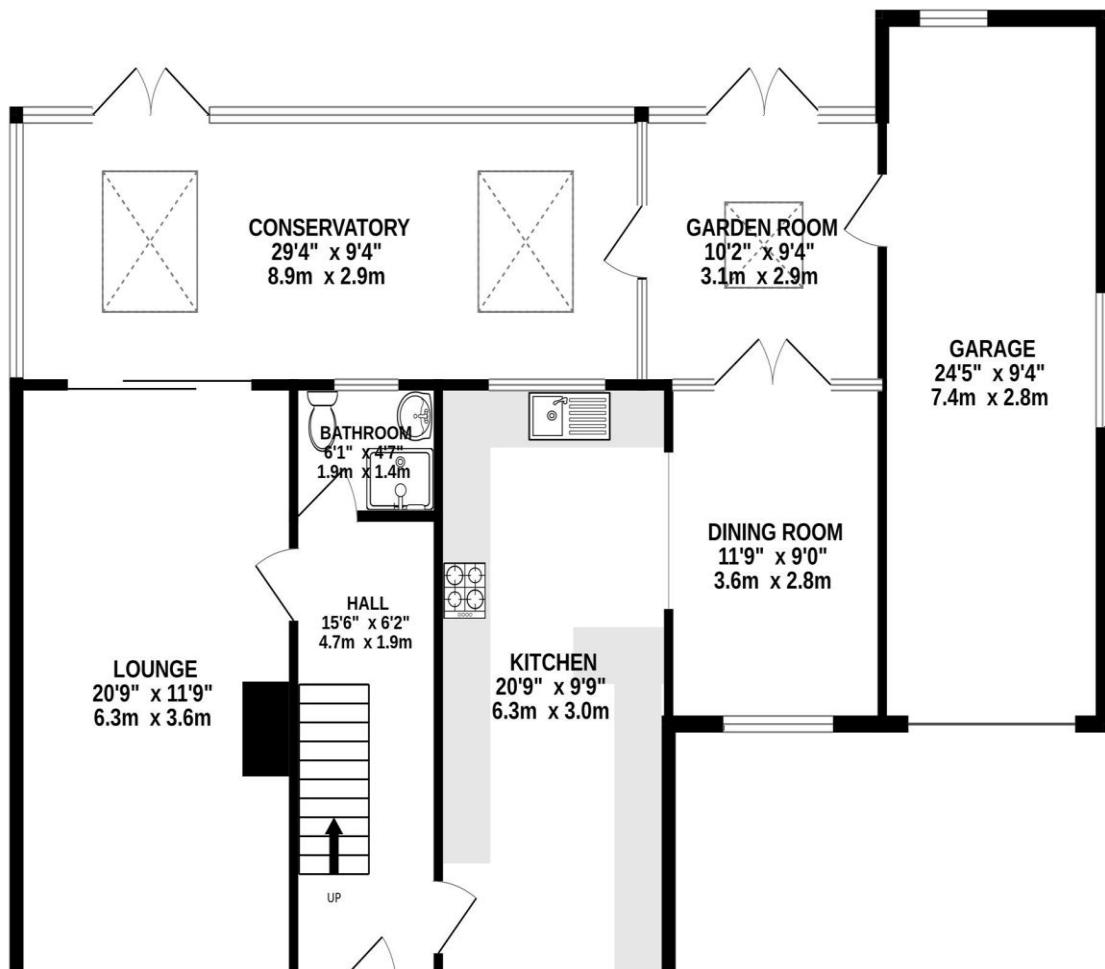
Internally, the property is beautifully presented throughout and offers spacious, versatile accommodation. The entrance hallway leads to a welcoming family lounge with a feature wood-burning fireplace and sliding doors opening into the conservatory, which in turn provides access to the rear terrace. Additional rooms on the ground floor include a modern kitchen with an adjoining dining room and access to a garden room, as well as a bathroom. To the first floor are four well-proportioned bedrooms and a family bathroom, completing the accommodation.

Quiet Acres is ideally positioned between the historic market towns of Aylsham, North Walsham and Stalham, and just a short drive from Wroxham, the capital of the Norfolk Broads. With the Bittern Line offering regular rail services from Worstead to Norwich and the North Norfolk coast, the property presents a rare opportunity to enjoy rural living without compromise.

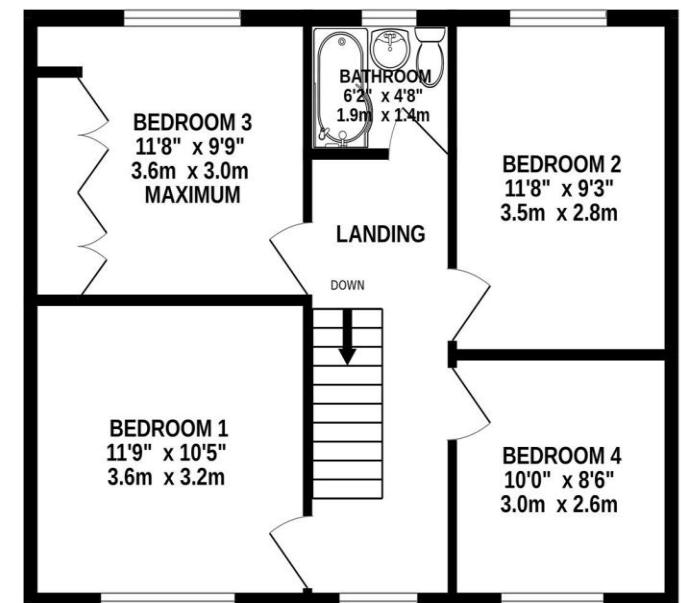


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GROUND FLOOR  
1242 sq.ft. (115.4 sq.m.) approx.

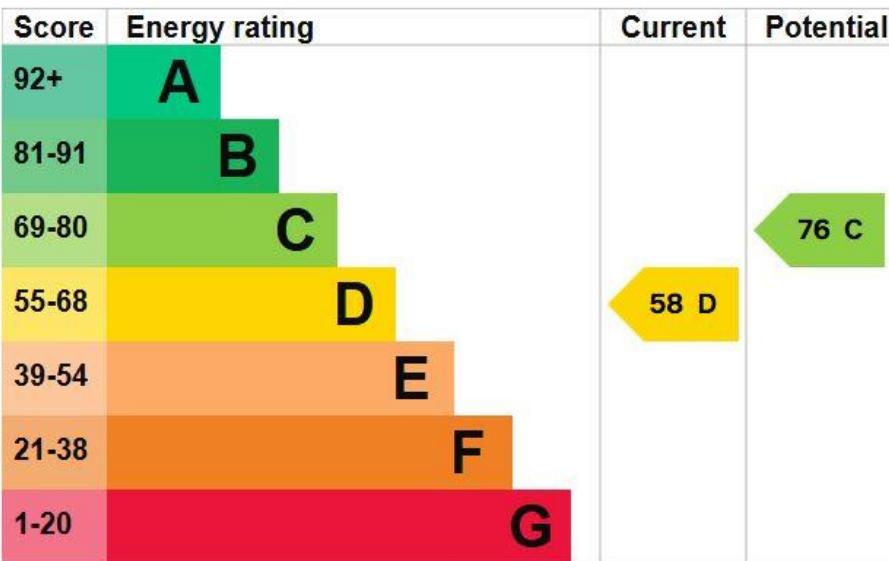


1ST FLOOR  
547 sq.ft. (50.9 sq.m.) approx.

TOTAL FLOOR AREA : 1789 sq.ft. (166.2 sq.m.) approx.

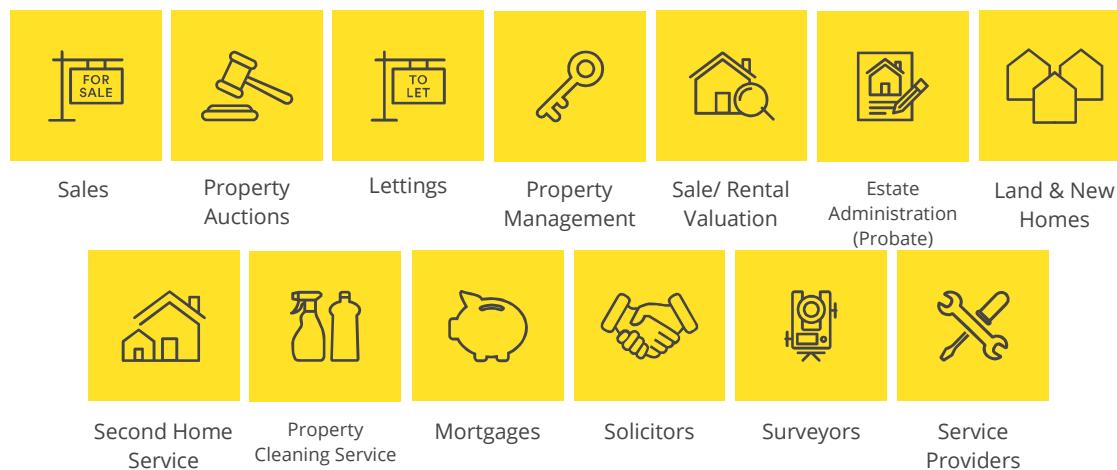
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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