



Halcyon
Low Street | Smallburgh | Norfolk | NR12 9LR

HALCYON DAYS IN A HAPPY HOME



“Make memories with loved ones, relax and unwind, watch the birds and enjoy the gardens – this home enjoys a beautiful position, down a quiet lane in a sleepy Broadland village. The property itself is bright and welcoming, with an open layout filled with light, while the surrounding countryside encompasses woodland walks, fields, the Broads and more.”



KEY FEATURES

- Superbly presented, detached family home in rural village location
- Conveniently positioned with close access to both the Broads and Sandy Beaches
- Sitting on a plot of approximately ¾ Acre
- Hall, Sitting Room, Open Plan Kitchen/Diner, Garden Room, Utility and Shower Room
- Four Bedrooms, Family Bathroom and Ensuite
- 44' Garage & Workshop (thought to offer further potential)
- Total Accommodation extends to 1619sq.ft
- Energy Rating D

On a quiet no through lane with only the odd passing car, this home is perfectly placed for peace and relaxation. You can walk to the pub, shop, village hall and playing field, stroll down to the river and head out on the water, or hop in the car and head to the beach. It's all so close by, but when you come back home, you feel away from it all, sitting out in your gorgeous garden.

Lovely To Live In

This modern home has been beautifully designed and built, with plenty of quality materials throughout, including extensive use of wood, tiled floors, granite worktops, a log burner and more, so from the pretty front porch and right through the accommodation, everything is attractive and comfortable. The owners were drawn here by the location and the potential in the garden, but also by the lovely part-open feel of the accommodation, the size of the rooms and the amount of light that pours in. It's been a very happy home to them, with regular visits from their children and grandchildren, and whilst they are relocating to be closer to their family, they will find it a real wrench to leave such a lovely home.

For Friends And Family

On the ground floor you have this wonderful open kitchen, dining room and garden room, with an island in the centre. This has light flooding in from each end and the versatile nature of the room means it would work for a family with young children, as you can keep an eye on little ones easily whilst you're preparing food or relaxing at the table. It's also perfect for social occasions and the owners have hosted 28 here on occasion. The owners love to sit in the garden room or out on the patio for breakfast, enjoying the beautiful outlook down their lovingly landscaped garden.





KEY FEATURES

The main sitting room is separate, so when three generations of the family are here, everyone has space to do their own thing and not get under each other's feet! Upstairs, all four bedrooms are doubles and there's a study area on the landing. The master bedroom has an en-suite shower room, with the other three bedrooms sharing a first-floor bathroom and ground floor shower room.

Creating Something Special

When the owners first moved here, the garden was little more than lawn. Today it's a beautiful, fully landscaped and mature garden with pretty planting and eye-catching design. The owners have fenced the borders to keep the deer out, but you can still enjoy plenty of birds passing by. There are several seating areas on the large patio where you can sit out and catch the sun at different times of day. There's also a useful potting shed. A further area of cottage-style garden can be found to the front of the house, bordered by a hedge ensuring privacy from the lane, so you can sit out here and it's nicely secluded too. This is a friendly community and the owners have found the neighbours to be very welcoming, feeling right at home here from the start. Residents socialise regularly, with recent events for VE Day, the Coronation and the Jubilee, but there's no pressure to join in if you don't want to. This is a great location for anyone who has a boat, as there's a marina down the road, and canoe hire too. It's also perfect if you love nature, with walks aplenty on the doorstep. Sea Palling is around ten minutes away by car and you can head to nearby Winterton or Horsey to see the seal and tern colonies. The market town of Stalham, just down the road, has a staithe, a supermarket, high school and much more, so you have everything within easy reach.





















INFORMATION



On The Doorstep

The property is handily located for easy access to the centre of Wroxham (6 miles), which is the centre of the Norfolk Broads and is known as a National Park. From here you can explore the wealth of broads and backwaters at one's leisure. Wroxham/Hoveton boasts the Roys of Wroxham department store, individual boutiques, a range of eateries, a post office and tourist attractions. The Norfolk coast is an area of outstanding natural beauty and is close at hand with a number of golf courses and other leisure facilities close by.

How Far Is It To?

From Smallburgh you have easy access to the Cathedral City of Norwich which is approximately 13 miles to the south west with its large array of cultural and leisure facilities, including Chantry Place shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 50 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

What three words...//bright.skim.forest

Services, District Council and Tenure

Oil Central Heating, Mains Water & Septic Tank

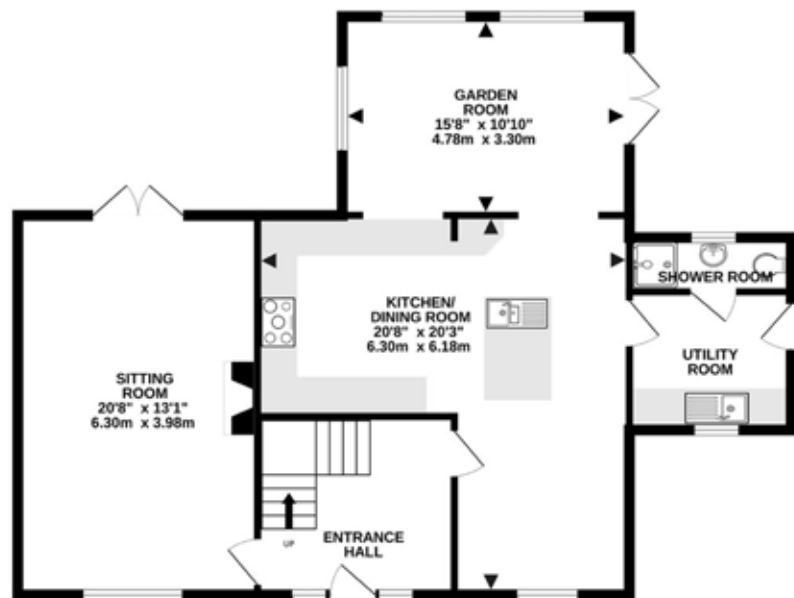
Ultra Fast Fibre Broadband Available - vendors use BT

Mobile Phone Reception - varies depending on network provider

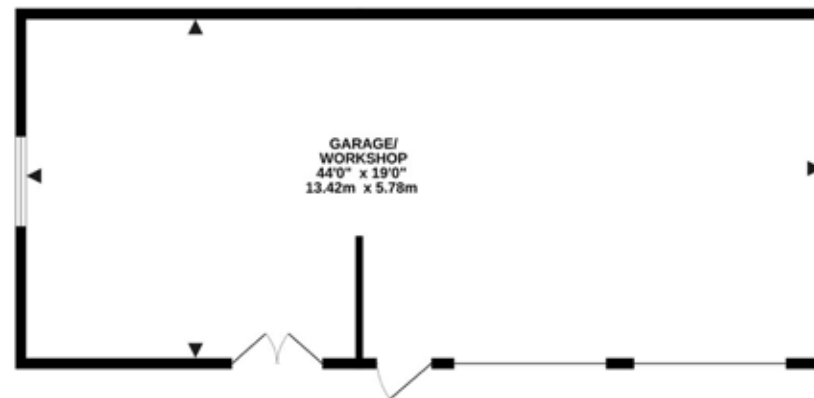
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

North Norfolk District Council - Tax Band E

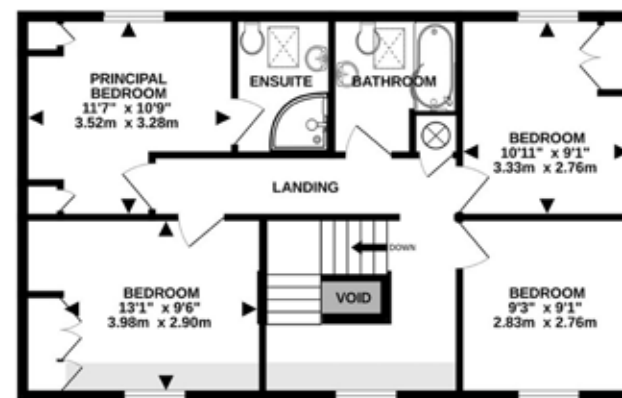
Freehold



GROUND FLOOR
946 sq.ft. (87.8 sq.m.) approx.



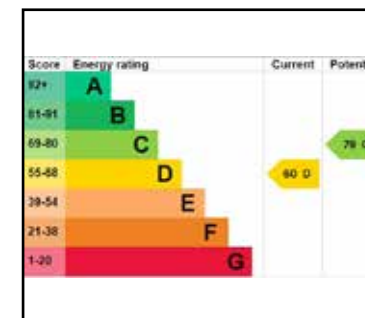
OUTBUILDING
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.

FLOOR AREA - HOUSE : 1619 sq.ft. (150.5 q.m.) approx.
TOTAL FLOOR AREA : 2458 sq.ft. (228.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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