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Burlingham Road, South Walsham, Norfolk, NR13 6DJ

A semi-detached property, ideal as a first home, located in the Broadland village of South Walsham which runs adjacent to one of the most picturesque broads in the National Broadland Park, replete with rambling walks, woodlands with an abundance of wildlife, as well as recreational adventure or relaxation at the Fairhaven Woodland and Water Garden or on the South Walsham Broad waters.

Set back from the road behind ornate metal fencing, the property is approached along a pathway that leads to an easy to maintain front garden. To the rear of the property there is off-road parking and a garage and a timber gate grants access to an enclosed lawn garden with mature shrubs and a paved terrace.

Well-presented throughout, the property enters into an enclosed porch and through to a generous lounge dining room with a feature fireplace. From the lounge doors lead into a cloakroom and a kitchen with a breakfast bar and access to the rear garden. To the first floor, a family bathroom and two bedrooms, one with built in storage, complete the accommodation.

The property is further complemented by its proximity within the village to the parish church and village hall, recreational park with football and cricket clubs and the local Primary School. The capital city of Norwich with its excellent retail outlets, restaurants, public houses and extensive historical interest lies less than ten miles to the west and the sandy shoreline of the Norfolk coast twelve miles to the east.



Semi - Detached



House



Older



1 Bathroom



1 Reception



2 Bedrooms



Tax Band B

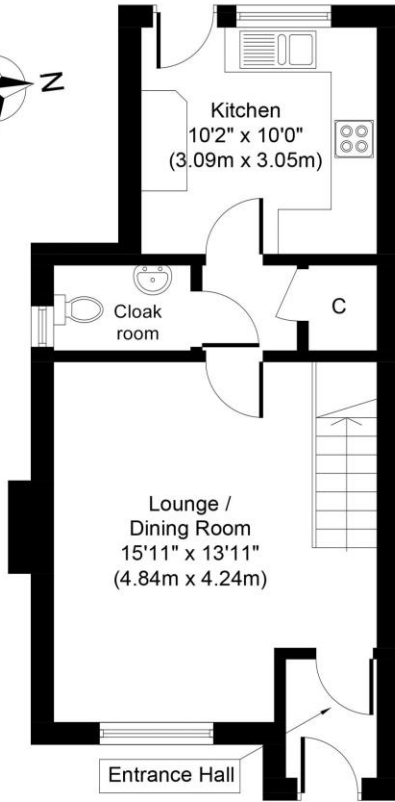


Off-Road
Parking

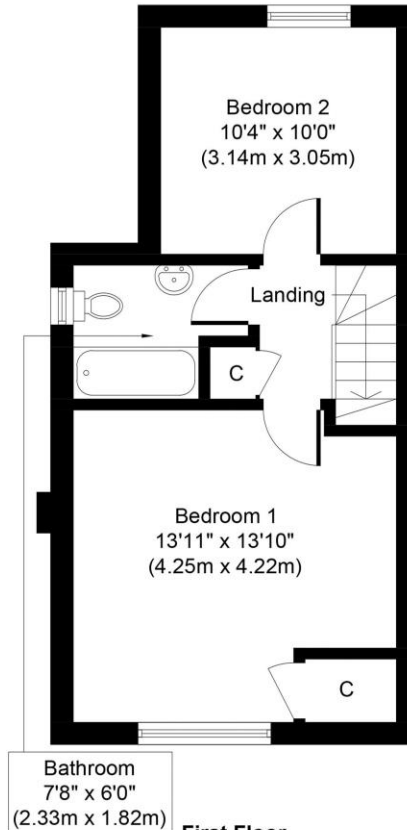


Garage

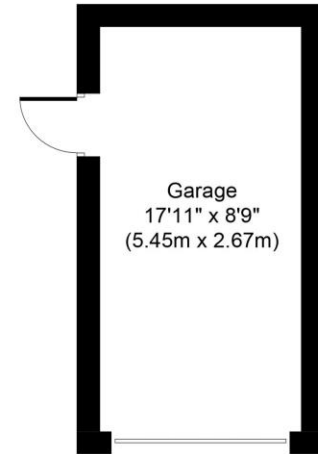




Ground Floor
Approximate Floor Area
398 Sq. ft.
(37.0 Sq. m.)



First Floor
Approximate Floor Area
389 Sq. ft.
(36.1 Sq. m.)



Garage
Approximate Floor Area
155 Sq. ft.
(14.4 Sq. m.)

(Not Shown In Actual
Location / Orientation)

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		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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