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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



A semi-detached family home, located at the heart of the north Norfolk village of Worstead, with field views to the front, the property benefits from its close proximity to local amenities that include a train station, village church and hall, primary and pre-schools and public house.

Set back from the passing road in a private secluded mews, the property is approached over a hard standing driveway providing access to allocated parking and an electrical charging point. To the rear, an enclosed lawn garden with church views, is bordered by shingle walkways and a timber storage shed.

Well-presented throughout, the property enters into an entrance lobby that leads into a study and a hallway that provides access to a cloakroom, storage cupboards and a generous kitchen breakfast room with built in appliances and space for a dining table. Double doors from the kitchen lead through to a family lounge dining room with a feature wood burning fire place, double doors that open out to the rear garden and access back into the hallway. To the first floor a landing leads to a family bathroom and three double bedrooms, the master with an en-suite shower room.

The property further benefits from its central location between the historic market towns of Aylsham, North Walsham, Stalham and the renowned Norfolk Broads capital of Wroxham. The Bittern Railway Line, stretches from Norwich, stopping nearby at the Worstead Station and onward to the seaside towns of Cromer and Sheringham.



Semi Detached



House



Older



2 Bathrooms  
1 Cloakroom



2 Receptions



3 Bedrooms



Tax Band C

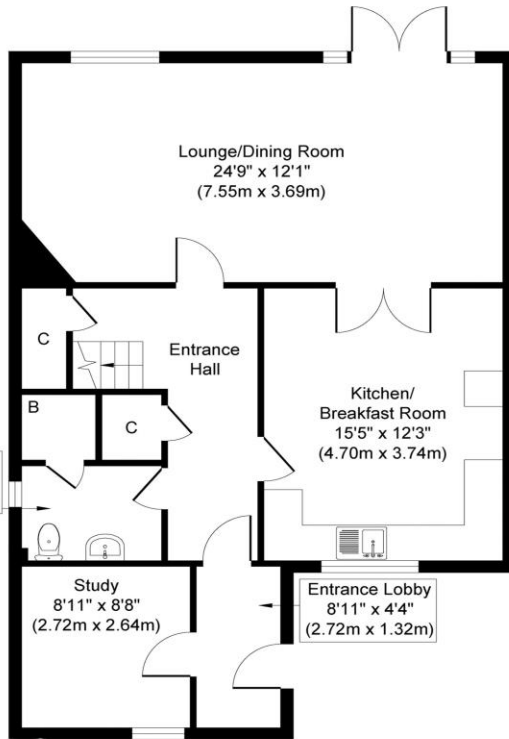


Off-Road  
Parking

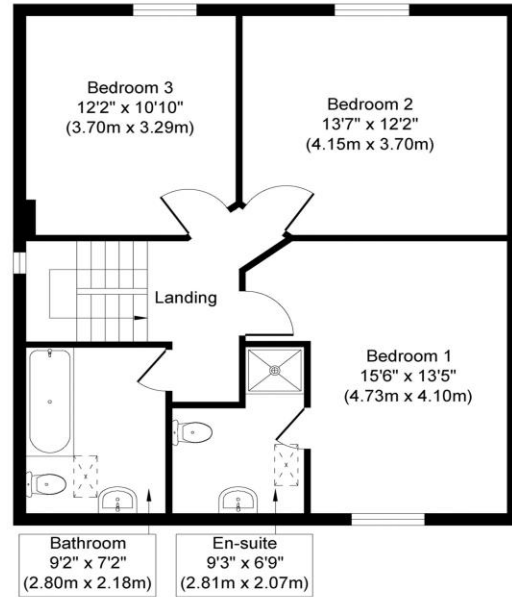


No  
Garage





**Ground Floor**  
**Approximate Floor Area**  
**805 sq. ft**  
**(74.78 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**682 sq. ft**  
**(63.33 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	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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