



**STOBART
& HURRELL**

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Willows, Union Road, Smallburgh, Norfolk, NR12 9NH

Willows is a vacant, four-bedroom detached family home, set in a rural location in the heart of the Broads National Park, near the popular north Norfolk village of Smallburgh, which lies less than seven miles to the Norfolk coastline and fourteen miles north-east of the capital city of Norwich. The property benefits from easy access to the local amenities that include a village hall with playing field and The Crown public house. Additional services including a supermarket and petrol station, as well as schooling and a medical centre can be found in the nearby town of Stalham.

Set on a generous plot measuring approximately a one third of an acre plot, the property is positioned back from the road and is approached over a gravel driveway providing off-road and access of a garage and lawn garden. To the rear, there is a generous and well-tended lawn and woodland garden with a timber storage shed.

Well-presented throughout, the main entrance, at the side of the property provides access into a hallway where separate internal doors lead into a cloakroom, a family lounge with a feature fireplace, and a kitchen diner with double doors that overlook and open out to the rear garden. To the first floor, a family bath and shower room and four bedrooms, the main with an en-suite, completes the accommodation. This property has the potential for further development.

Surrounded by waterways, open countryside and nature reserves the property affords a peaceful retreat yet is close enough to enjoy easy access to the larger towns including North Walsham and Wroxham, the capital of the Norfolk Broads and home to the Norfolk Broads Yacht Club, Roys department and supermarket, riverside cafes and restaurants and schooling for all ages.



Detached



House



Older



2 Bathrooms
1 Cloakroom



1 Reception



4 Bedrooms



Tax Band D



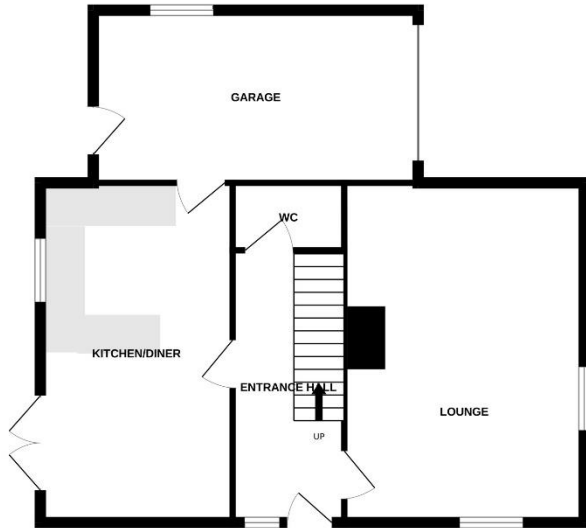
Off-Road
Parking



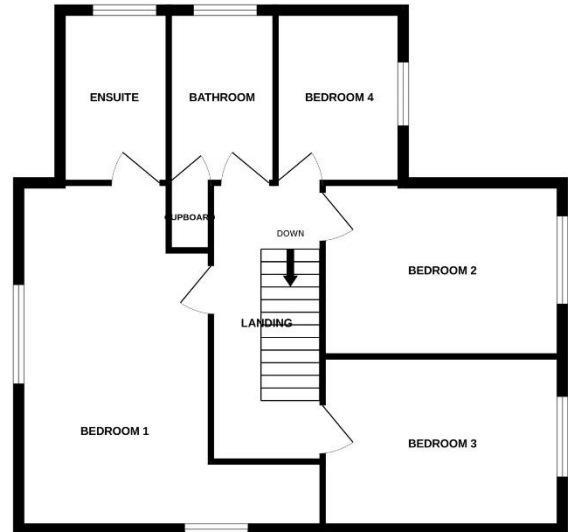
Garage



GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782



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