

SALES & LETTINGS

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Wildhaven, Threehammer Common, Neatishead, Norfolk, NR12 8BP

Wildhaven is a detached family home, with no onward chain, located in Threehammer Common, a tranquil hamlet on the fringe of Neatishead, a thriving and welcoming community with many local clubs and activities. Rurally set within an area of sprawling natural beauty, amongst the wildlife and waterways of the renowned Norfolk Broads and within easy reach of Alderfen Broad and the Norfolk Wildlife Trust Nature Reserve.

Set within a former orchard on a generous and well-established plot exceeding a third of an acre, the property is positioned back and screened from the road by mature hedging. It is approached over a gravel driveway providing ample off-road parking and access to a garage, with storage rooms and a neatly maintained front lawn garden. To the rear, beautifully landscaped south west facing lawn and shrub flower beds are complimented with distant field views, fruit trees, and a timber summer house.





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- THREE BEDROOMS
- NORFOLK BROADS LOCATION
- WELL-PRESENTED THROUGHOUT

- PLOT EXCEEDING A THIRD OF AN ACRE
- AMPLE OFF-ROAD PARKING & GARAGE
- IDYLIC WATERSIDE VILLAGE LOCATION

- ESTABLISHED & WELL STOCKED GARDENS
- DETACHED FAMILY HOME WITH NO ONWARD CHAIN
- AROUND TWENTY MINUTES TO NORWICH & COASTLINE

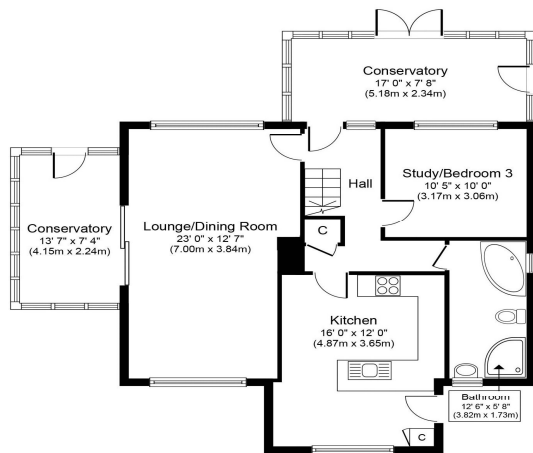
Well-presented throughout, the main entrance of the property leads directly into a kitchen breakfast room, and through to an inner hallway where separate internal doors lead into a bathroom, a study or third bedroom and a conservatory with double doors opening out to the rear garden. A further door from the hallway leads into a generous lounge dining room and a further conservatory with access to the side garden. To the first floor, two double bedrooms, both with built-in storage and a cloakroom completes the accommodation.

Besides relaxation or recreation on the doorstep of the Broads waters, Wildhaven is further complemented by its location; The White Horse Inn can be found in the neighbouring village of Neatishead, where fine food is complemented by locally brewed refreshment. Wroxham the capital of the Norfolk Broads, is less than five miles, as is the pretty village of Horning where you will find the Yacht Club and the popular Swan Public House. The beautiful Norfolk sandy coastline or the county's historic city of Norwich are both within a twenty-minute drive.

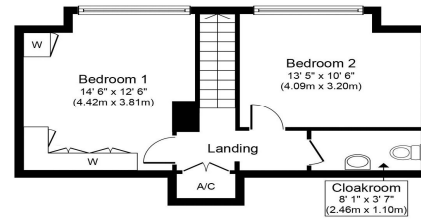




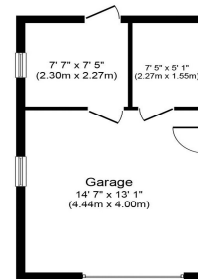
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Ground Floor
Approximate Floor Area
998 sq. ft.
(92.8 sq. m.)



First Floor
Approximate Floor Area
420 sq. ft.
(39.0 sq. m.)



Outbuilding
Approximate Floor Area
298 sq. ft.
(27.7 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		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		















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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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