



STOBART
& HURRELL

**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



A detached bungalow located in the village of Roughton, conveniently positioned for easy access to local amenities that include a village school, public house, fish and chip shop, petrol station with convenience store and post office.

Set back from the road, the property is approached over a gravel driveway providing off-road parking and access to a garage. To the rear, a generous lawn garden with a timber summer house and a home studio with electricity, is bordered by mature hedging.

Well-presented throughout, the property enters at the side into an entrance hallway where separate internal door leads into a kitchen with a walk-in pantry, two bedrooms, a family bathroom and a separate shower room. Further doors from the hallway lead into a dining area with an adjoining family lounge and double doors that open out to the rear garden. An inner corridor from the dining area leads into a further bedroom and a study.

The property further benefits from its proximity, of approximately four miles, to the seaside town of Cromer where there is an assortment of amenities including schooling, supermarkets, cafes and restaurants, cinema, public houses and of course the Victorian Pier and the sandy shoreline.



Detached



Bungalow



Older



2 Bathrooms



2 Receptions



4 Bedrooms



Tax Band C



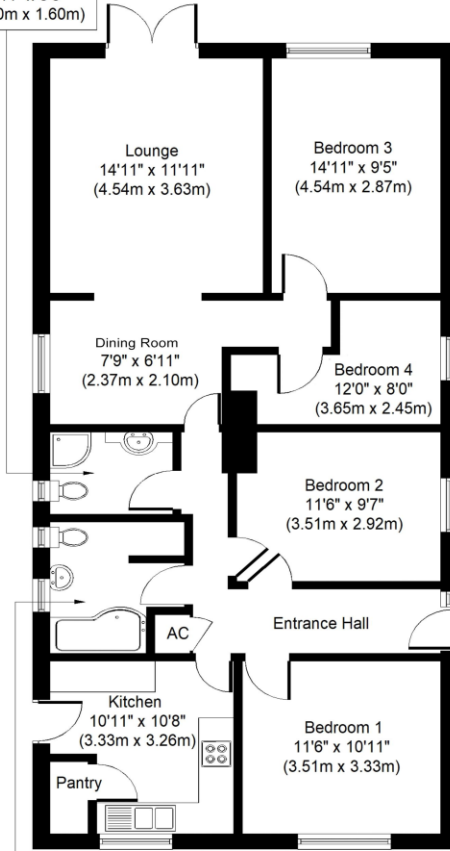
Off-Road
Parking



Garage

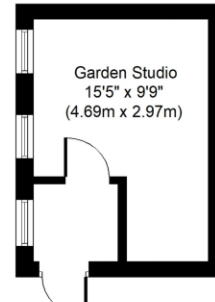


Shower Room
6'11" x 5'3"
(2.10m x 1.60m)

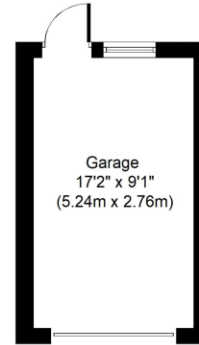


Bathroom
8'4" x 7'7"
(2.55m x 2.30m)

Approximate Floor Area
1085 Sq. ft.
(100.8 Sq. m.)



Outbuilding
Approximate Floor Area
152 Sq. ft.
(14.1 Sq. m.)



Garage
Approximate Floor Area
155 Sq. ft.
(14.4 Sq. m.)
(Not Shown in Actual Location)

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	61 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



**STOBART
& HURRELL**



**STOBART
& HURRELL**
MORTGAGES