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Manor Farm Cottages, Market Street, Tunstead, Norfolk, NR12 8AH

A beautifully presented mid terrace period cottage, that presents as an ideal family home or idyllic escape to the country. Located in the rural north Norfolk village of Tunstead, positively removed from the mainstream bustle inspired by the nearby Norfolk Broads capital, yet within easy reach of the bordering villages of Coltishall, Wroxham and Hoveton and North Walsham, where local amenities include schooling for all ages, riverside eateries, supermarket, doctors' surgery, post office and vets.

Set back from the road, with field views to the front, the property is approached over a gravel driveway providing off-road parking. There is additional vehicle and pedestrian access at the rear of the cottages leading into the garden. At the rear, a generous lawn is bordered by mature shrubs and trees and complimented with areas of relaxation, a timber storage shed, and a covered terrace ideal for socialising with friends and family.

The main entrance to the property leads into a family lounge, with a feature fire place and access to the first floor. From the lounge there is an open plan kitchen dining room, a utility space and at the rear of the property, a bath and shower room. To the first floor, three bedrooms, the main with built in storage, complete the accommodation.

The property is further complimented in its proximity, of approximately eleven miles, north east of Norwich, where there is excellent retail therapy, train station, international airport, numerous cafes and restaurants and extensive historical interest. For relaxation the sandy shoreline and popular holiday resorts of Walcott and Sea Palling beaches are located less than eleven miles away.



Terraced



Cottage



Older



1 Bathroom



1 Reception



3 Bedrooms



Tax Band A

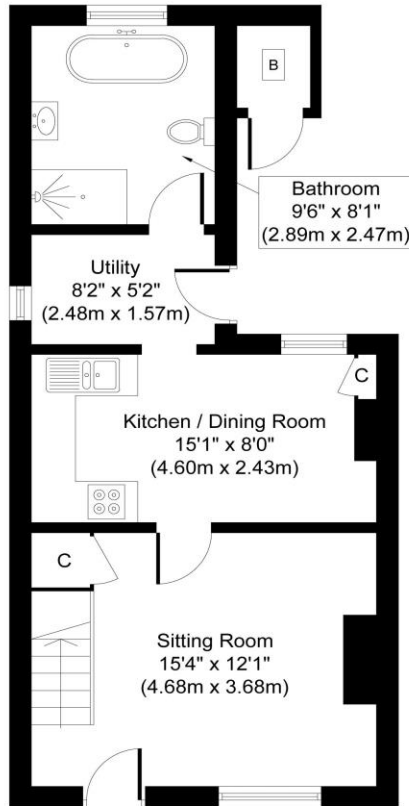


Off-Road
Parking

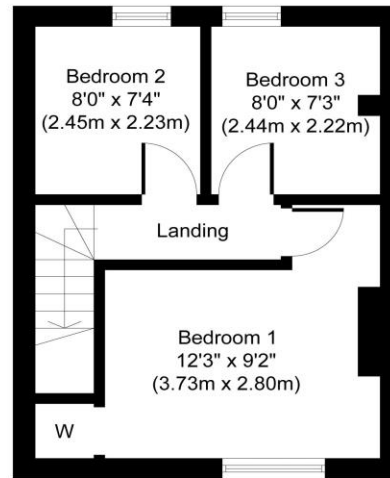


No
Garage





Ground Floor
Approximate Floor Area
(Excluding Boiler Room)
448 Sq. ft.
(41.6 Sq. m.)



First Floor
Approximate Floor Area
319 Sq. ft.
(29.6 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. 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		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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