

SALES & LETTINGS

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# The Nest, Mill Road, Surlingham, Norfolk, NR14 7AF

An extended, five bedroom detached family home located approximately seven miles east of the capital city of Norwich in the riverside village of Surlingham. A sought after location for families as well as cyclists and walkers, the village provides easy access to the Wherryman's Way long distance footpath and the N1 national cycle route, a primary school, sailing club, riverside pubs, farm shop and café, all providing an escape to the county within a thriving active community.

The Nest is set back and screened from the road by mature hedging, the property is approached through a gated entrance which leads to a shingle driveway that provides off-road parking. To the rear, a paved seating area that is ideal for alfresco dining with friends and family, extends to a private and enclosed lawn garden with a timber storage shed. There is also access to the garage and home office / studio space along with a further canopy area to the side of the property.





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- VILLAGE LOCATION
- OFF-ROAD PARKING
- TWO RECEPTION ROOMS

- DETACHED FAMILY HOME
- ENCLOSED PRIVATE GARDEN
- SEVEN MILES EAST OF NORWICH

- EXTENSIVE KITCHEN DINING SPACE
- FIVE BEDROOMS, ONE WITH EN-SUITE
- BRIGHT AND SPACIOUS ACCOMMODATION

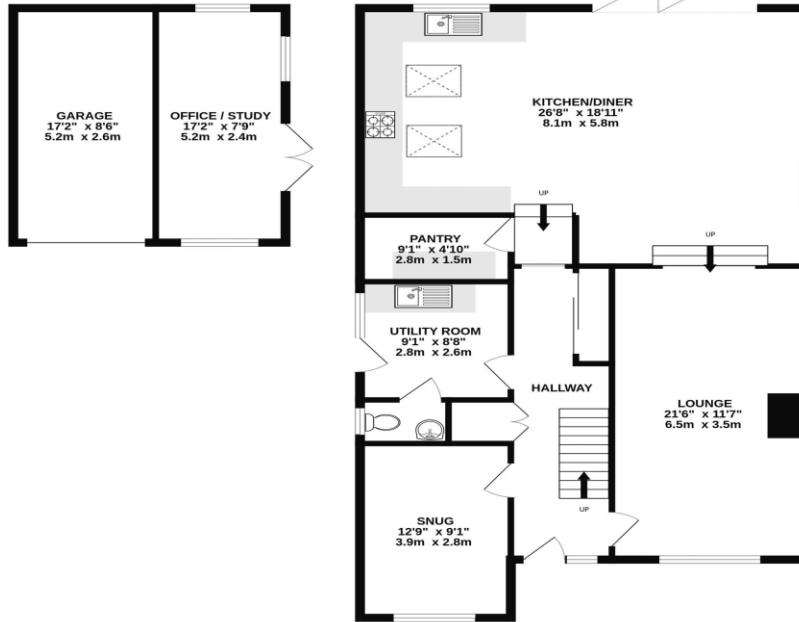
With spacious accommodation throughout, the entrance hall leads to two reception rooms with steps down to an extensive kitchen dining room that overlooks the rear garden, a separate pantry, a utility room with an adjoining cloakroom. To the first floor, a landing giving access to the first floor rooms, the principal bedroom with vaulted ceiling offering with panoramic field views and an en-suite shower room. Four further bedrooms, one currently used as a home office and a family bathroom completes the accommodation.

The Nest is further complimented in its easy access to the river network popular as an attractive overnight stopover on a boating holiday and the nearby villages of Rockland St Mary and Bramerton which provide additional amenities.

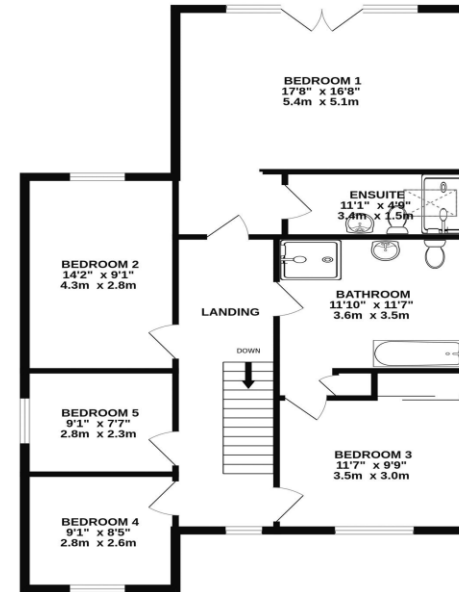




GROUND FLOOR  
1390 sq.ft. (129.2 sq.m.) approx.



1ST FLOOR  
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 2337 sq.ft. (217.1 sq.m.) approx.




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		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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