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

The Nest is an extended five-bedroom detached family home, ideally situated in the charming riverside village of Surlingham, just seven miles east of the historic city of Norwich. Renowned for its natural beauty and vibrant community, Surlingham is a sought-after location for families, walkers, and cyclists alike. The village offers easy access to the Wherryman's Way long-distance footpath and the National Cycle Route 1, and boasts a primary school, sailing club, riverside pubs, a farm shop, and a café—all contributing to an idyllic country lifestyle within a friendly, active community.

Set back from the road and screened by mature hedging, The Nest is approached through a gated entrance leading to a generous shingle driveway with ample off-road parking. To the rear, a paved terrace—perfect for alfresco dining with friends and family—opens onto a private, enclosed lawned garden with a timber storage shed. There is also access to a garage, a home office/studio space, and a covered canopy area to the side, offering flexible outdoor use.





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

- DETACHED FAMILY HOME
- GROUND SOURCE HEATING
- ENCLOSED PRIVATE GARDEN

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

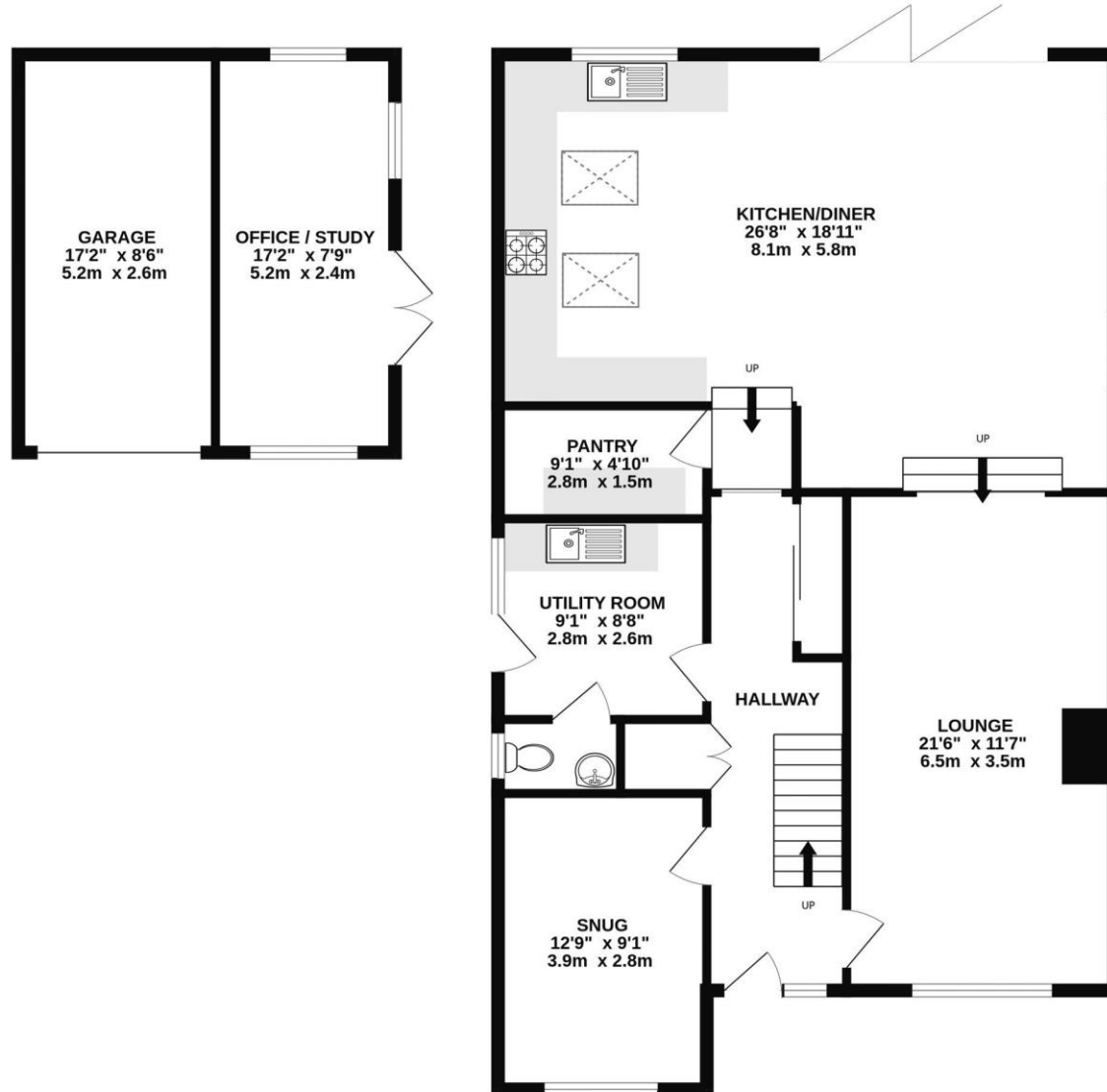
Inside, the property offers well-proportioned and versatile accommodation. The entrance hall leads to two welcoming reception rooms, with steps descending to an impressive open-plan kitchen and dining room that enjoys views over the garden. Additional ground floor features include a separate pantry, a utility room, and a cloakroom. Upstairs, the principal bedroom benefits from a vaulted ceiling, panoramic views over surrounding fields, and a modern en-suite shower room. Four further bedrooms, one currently used as a home office, and a contemporary family bathroom complete the first-floor accommodation.

The Nest is further enhanced by its proximity to the River Yare, making it a popular stop for boating holidays, and the nearby villages of Rockland St Mary and Bramerton, which offer additional amenities. This is a rare opportunity to enjoy the tranquillity of country living with excellent connectivity and community on your doorstep.

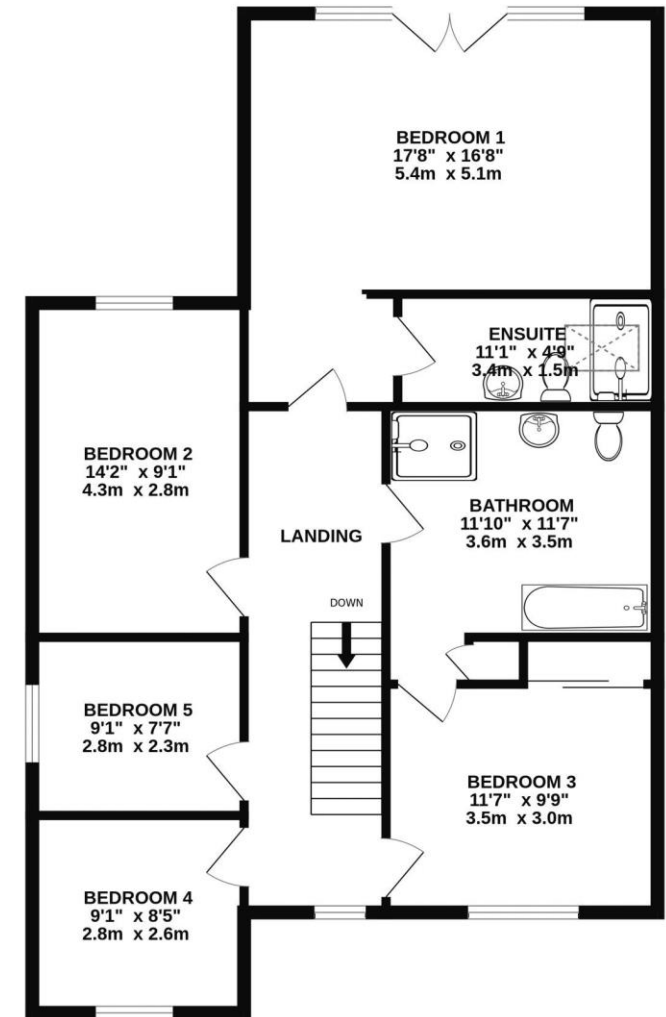




GROUND FLOOR
1390 sq.ft. (129.2 sq.m.) approx.



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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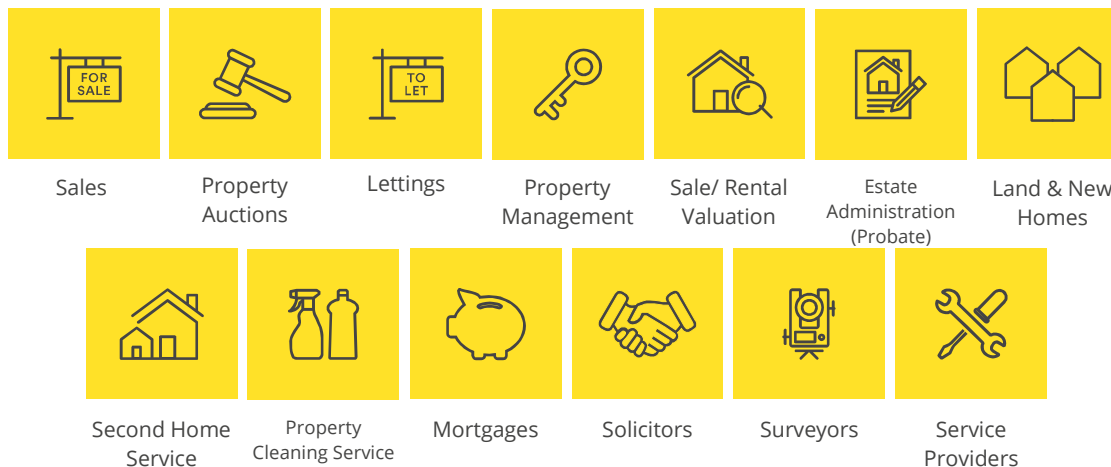


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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