

SALES & LETTINGS

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Hawthorns, Union Road, Smallburgh, Norfolk, NR12 9NH

Set on a generous plot measuring approximately two and a quarter acres, Hawthorns is a detached family home set in a rural location in the heart of the Broads National Park near the popular North Norfolk village of Smallburgh, which lies less than seven miles to the Norfolk coastline and fourteen miles north-east of the capital city of Norwich. The property benefits from easy access to the local amenities that include a village hall with playing field and The Crown public house. Additional services including supermarket and petrol station, as well as schooling and medical centre can be found in the nearby village of Stalham.

Hawthorns is positioned back from the road and is approached over a shingle driveway providing ample off-road parking and access to a garage. To the rear, a paved terrace extends away to a harmony of neatly maintained lawn gardens, paved and gravelled pathways, and a river bed that winds its way through natural woodland and a carefully tended vegetable plot with raised beds.





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- DETACHED HOUSE
- PLOT MEASURING 2.25 ACRES
- WELL-PRESENTED THROUGHOUT

- SOUGHT AFTER RURAL LOCATION
- LESS THAN FIVE MILES TO COASTLINE
- BEAUTIFULLY LANDSCAPED GARDENS

- AMPLE OFF-ROAD PARKING & GARAGE
- FOUR BEDROOMS, MASTER WITH EN-SUITE
- EASY ACCESS TO STALHAM & NORTH WALSHAM

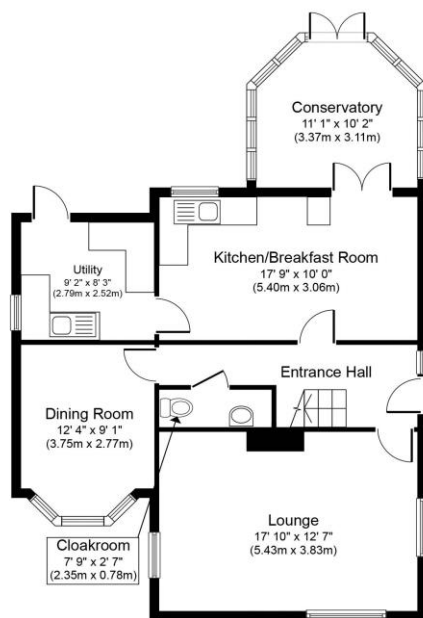
Well-presented throughout, the main entrance at the side leads into a hallway where separate internal doors lead into a cloakroom, a separate dining room or study with bay window and a family lounge with dual aspect windows and a feature wood burning fire place. A further door from the hallway leads into a kitchen dining room with a separate utility and adjoining conservatory garden room that overlooks and opens out to the rear garden. To the first floor, a family bathroom and four bedrooms, the master with an en-suite completes the accommodation.

Surrounded by waterways, open countryside and nature reserves the property affords a peaceful retreat yet is close enough to enjoy easy access to the larger towns including North Walsham and Wroxham, the capital of the Norfolk Broads and home to the Norfolk Broad's Yacht Club, Roys department and supermarket, riverside cafes and restaurants and schooling for all ages.

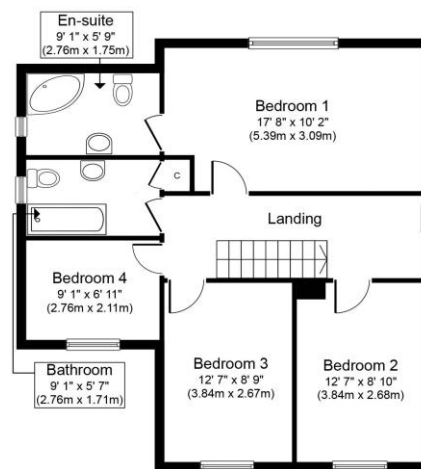




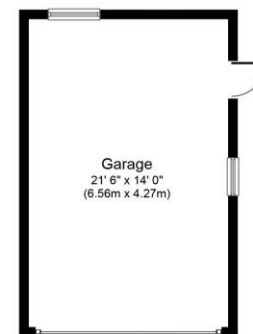
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Ground Floor
Approximate Floor Area
811 sq. ft.
(75.4 sq. m.)



First Floor
Approximate Floor Area
692 sq. ft.
(64.3 sq. m.)



Garage
Approximate Floor Area
295 sq.ft.
(27.4 sq.m.)



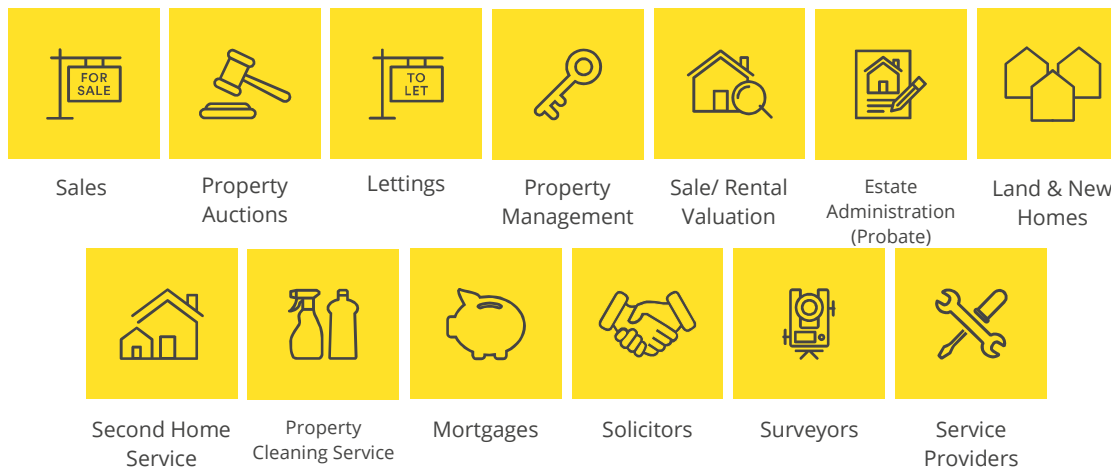
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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		
55-68	D	61 D	77 C
39-54	E		
21-38	F		
1-20	G		





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