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## 20 The Green, Surlingham, Norfolk, NR14 7AG

A detached, three-bedroom bungalow that presents as an ideal family home located approximately seven miles south 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, riverside pubs, farm shop and café, all providing an escape to the country within a thriving active community.

Set well back and screened from the road, the property is approached over a hard standing driveway providing off-road parking and access to a garage.

To the rear, a pretty south facing lawn garden overlooks distant field views. The bungalow enters via a porch and into a broad entrance hallway with separate internal doors leading into three double bedrooms all with built in storage, a family bathroom and a separate utility room with a WC. Further doors provide access into the garage, a generous lounge with double doors overlooking and opening out to the rear garden and a kitchen dining room with access to the side of the property.

The property is further complemented 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.



Detached



Bungalow



Older



1 Bathroom



2 Receptions



3 Bedrooms



Tax Band D

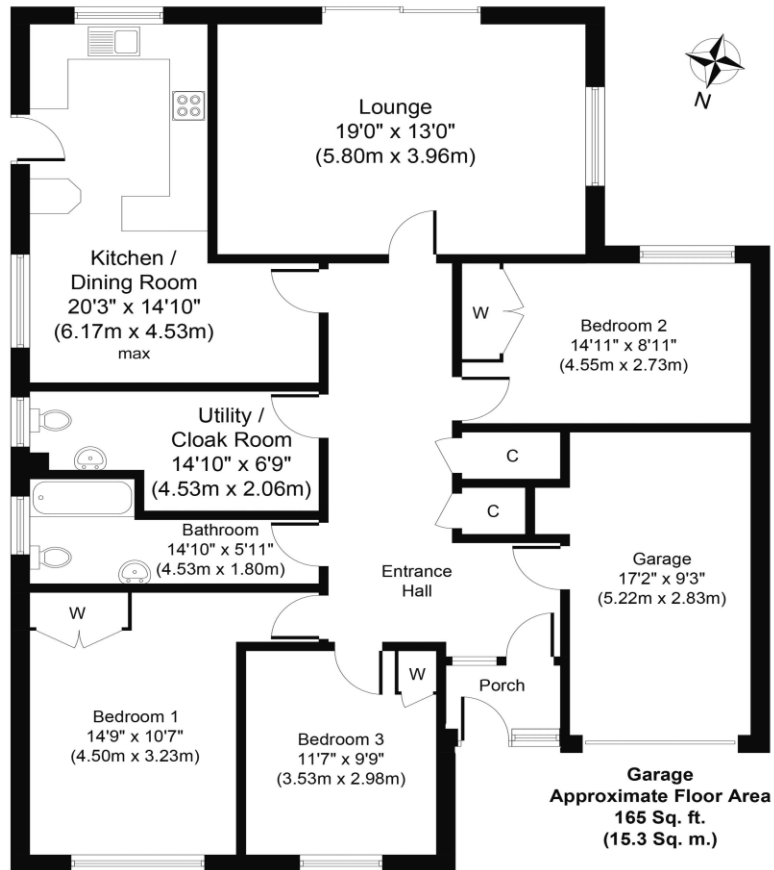


Off-Road  
Parking



Garage





Approximate Floor Area  
1338 Sq. ft.  
(124.3 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 lending 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		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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