

SALES & LETTINGS

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49 The Green, Freethorpe, Norfolk, NR13 3NY

A detached family home, that provides substantial and versatile accommodation of nearly three and a half thousand square feet of living space. The layout of the property lends itself to multi-generational living, with the opportunity to work from home and or run a business.

It is located in the rural village of Freethorpe, with local amenities that include the All-Saints Church, a village hall and recreational ground, a primary school and convenience store. Additional amenities including a railway station, supermarkets and schooling for all ages can be found in the nearby larger village and town of Reedham and Acle

Screened from the road by a high wall, the property is approached through electric timber gates onto a shingle expanse, that provides ample off-road parking and access to a double garage with a first-floor store room/office with electricity and internet. To the side there is a lawn garden and a paved terrace provides the perfect setting for alfresco dining with friends and family. The property also benefits from fitted solar panels.





- ENCLOSED GARDEN
- CLOSE TO LOCAL AMENITIES
- FIVE BEDROOMS, TWO WITH EN-SUITE

- OFF-ROAD PARKING & DOUBLE GARAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- VERSTAILE & SPACIOUS ACCOMMODATION

- APPROX. FIVE MILES IN ACLE & REEDHAM
- LOCATED WITHIN THE BROADS NATIONAL PARK
- OVER THREE & A HALF THOUSAND SQUARE FEET OF ACCOMMODATION

There are two separate entrances into the property, one via a utility cloak room and the other into the main hallway. From this hallway internal doors provide access into a fifth bedroom with an en-suite cloakroom and a cosy sitting room with cupboard storage. The sitting room leads through to a modern open plan kitchen dining room and an inner hallway with access to a study and the family lounge, with feature fireplace and two sets of double doors that open out to the gardens. To the first floor, a bath and shower room and four bedrooms, two with walk in wardrobes and en-suites, complete the accommodation.

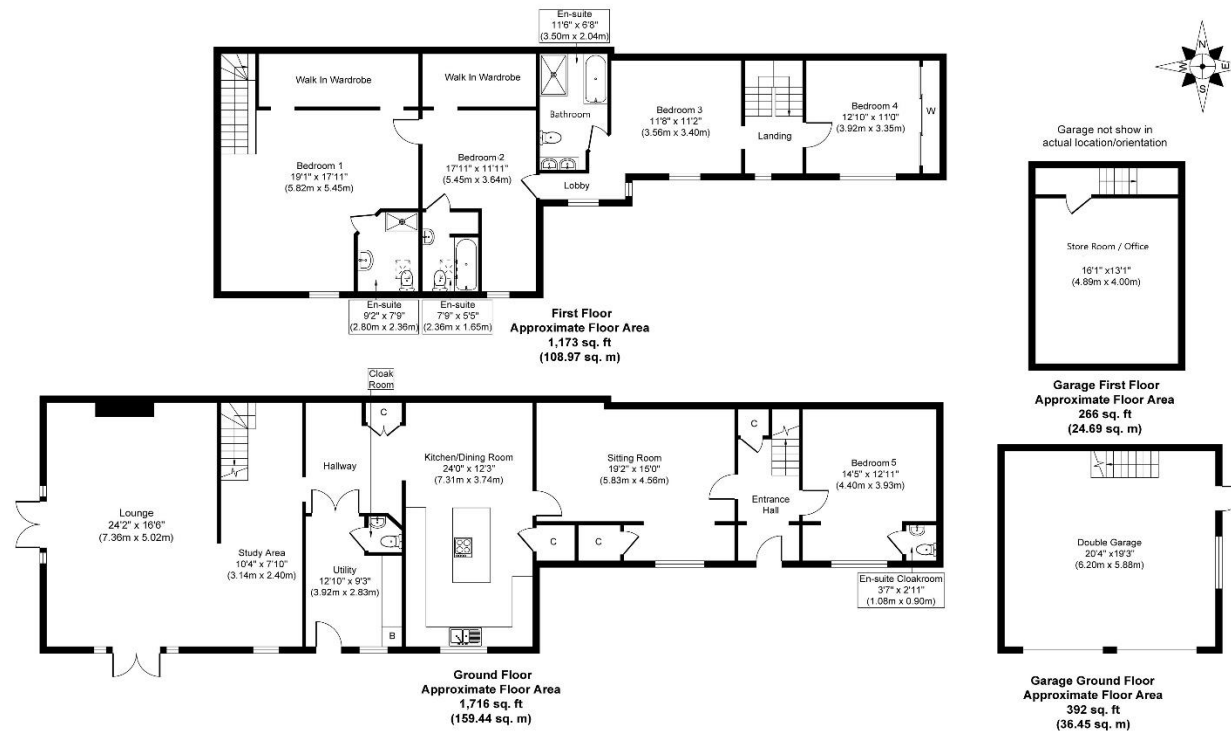
The property is further complimented in its location within the Norfolk Broad National Park where you will find a blend of adventure, relaxation and stunning scenery. Whether you enjoy a day out of the water, walking amongst the wonderful woodlands or people watching from one of the many riverside cafes, there is something for everyone. Norwich city centre is located approximately sixteen miles to the west and provides a wealth of entertainment, retail therapy and extensive historical interest.





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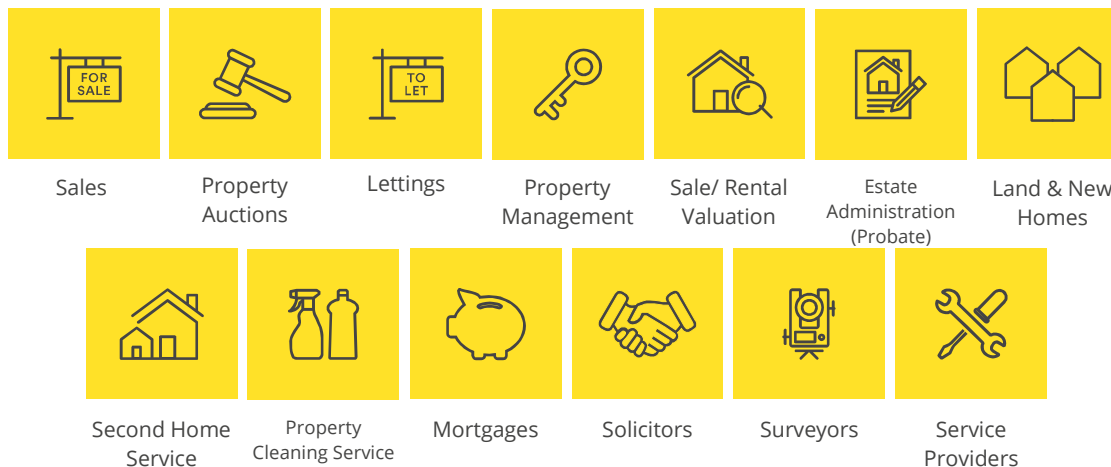
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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	75 C
39-54	E		
21-38	F		
1-20	G		





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