



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



The Shielings, Waxham Road, Sea Palling, Norfolk, NR12 0UX

The Shielings is a fabulous coastal retreat positioned a short stroll from the award winning, dog friendly beach in the charming village of Sea Palling. Surrounded by beautiful countryside this quiet North Norfolk village is an ideal place to live or stay away from the hustle and bustle of everyday life and ideal for those that enjoy waters sports calmed by man-made coastal defence reefs and unique areas of unspoilt natural beauty on the North Norfolk coast.

It benefits from easy access to the local amenities that include a choice of welcoming cafes and pubs, an amusement arcades for traditional seaside fun and located Just five miles away is the Norfolk Wildlife Trust reserve at the Hickling Broad and marshes.

Set back from the road, The Shielings is approached through ornate metal fencing onto an easy to maintain frontage. To the side there is a shingle driveway providing valuable off-road parking. To the rear, a paved terrace ideal for dining alfresco, extends away to a neatly maintained lawn garden and a six-person hot tub with a bar and games hut.

The main entrance to the property leads into a hallway where separate internal doors provide access into a cloakroom, a lounge with a wood burner and double doors to the rear garden, and an open plan kitchen dining room. There is also a store or play room which would be ideal as a study or home office. To the first floor, a family bathroom and four bedrooms, the master with a shower room and the fourth with an adjoining play room or dressing area complete the accommodation.

The property is further complemented in its location, approximately four miles to Stalham with its petrol station, infant and high schools and just over a mile to Waxham Beach and its wonderful location to spot seals and their pups.



Detached



House



Older



2 Bathrooms
1 Cloakroom



2 Receptions



4 Bedrooms



Tax Band C

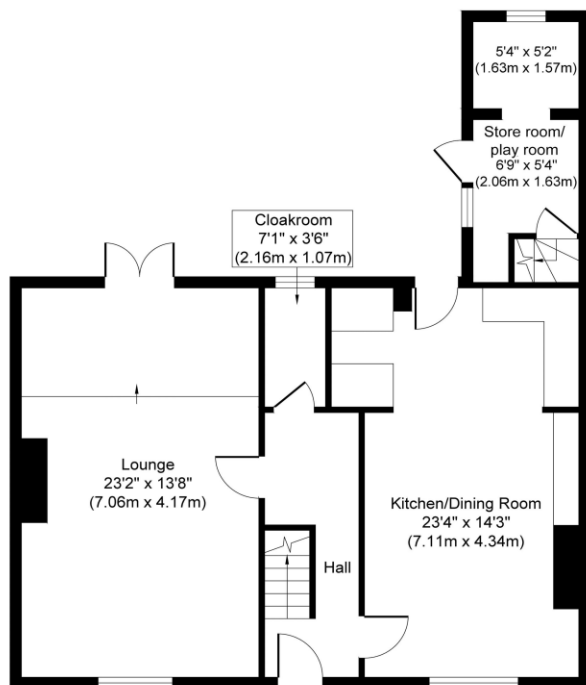


Off-Road
Parking

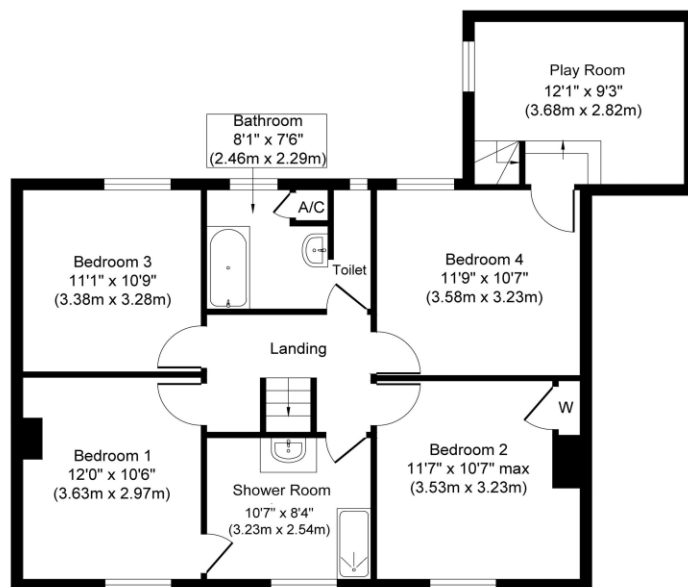


No
Garage





Ground Floor
Approximate Floor Area
840 sq. ft
(77.99 sq. m)



First Floor
Approximate Floor Area
862 sq. ft
(80.09 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.

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782



**STOBART
& HURRELL**



**STOBART
& HURRELL**
MORTGAGES