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Straiton, Brumstead Road, Stalham, Norfolk, NR12 9DF

A substantial detached period residence, this beautifully proportioned home is perfectly suited for family living and enjoys a prime position in the heart of the popular market town of Stalham. Ideally located within walking distance of a wide range of local amenities, including a doctor's surgery, supermarket, petrol station, The Swan Inn pub, library, and well-regarded schooling, the property offers both convenience and charm.

Set well back and screened from the road, the home is approached via a generous shingle driveway providing ample off-road parking, access to a garage, and a mature front garden with established shrubs. To the rear, a sun terrace offers the perfect space for alfresco dining and relaxation, leading to a neatly maintained lawned garden with a tranquil pond, colourful flower beds, and an impressive vegetable plot—a haven for green-fingered enthusiasts.





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- PERIOD PROPERTY
- TWO RECEPTIONS
- DETACHED FAMILY HOME

- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- OFF-ROAD PARKING & GARAGE

- FOUR BEDROOMS, MASTER WITH EN-SUITE
- OPEN PLAN KITCHEN, BREAKFAST & FAMILY ROOM
- APPROX. FOUR MILES TO COATLINE & FIFTEEN TO NORWICH

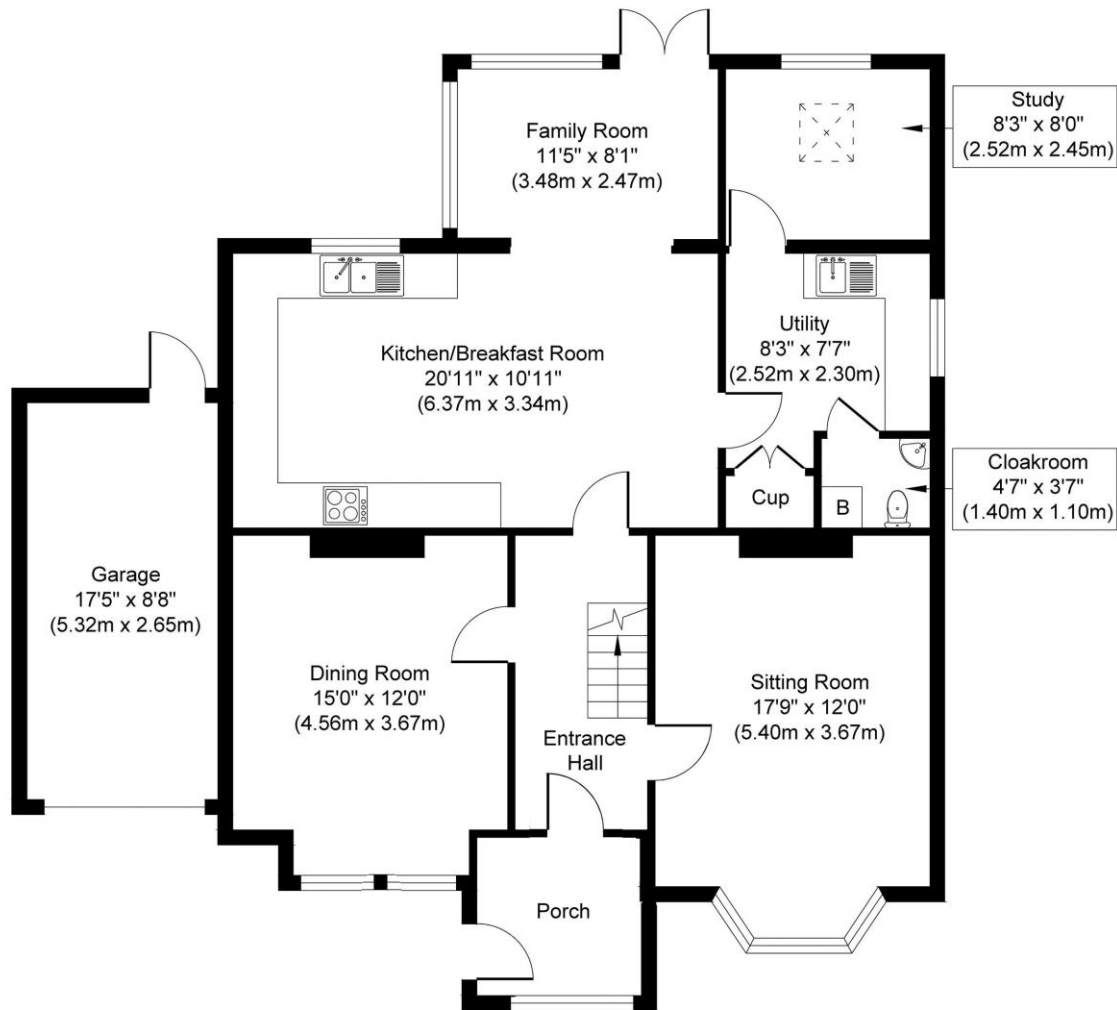
Inside, the property offers versatile and generous accommodation, beginning with a welcoming hallway. Separate internal doors lead to a bright bay-fronted lounge, a formal dining room, and at the heart of the home, a spacious open-plan kitchen/breakfast room that flows into a cosy family area. A separate study, utility room, and ground-floor WC complete the downstairs. Upstairs, the first floor provides a family bathroom and four bedrooms, including two with built-in storage and a principal bedroom with an en-suite, offering flexible and comfortable living for a growing family.

The location is further enhanced by its proximity to the River Ant, less than a mile away—perfect for boating, birdwatching, or countryside walks—and just under four miles from the sandy beaches of Sea Palling. The historic city of Norwich, with its cultural attractions, shopping, nightlife, and mainline rail station, lies less than fifteen miles to the south-east, offering the ideal blend of rural charm and urban convenience.

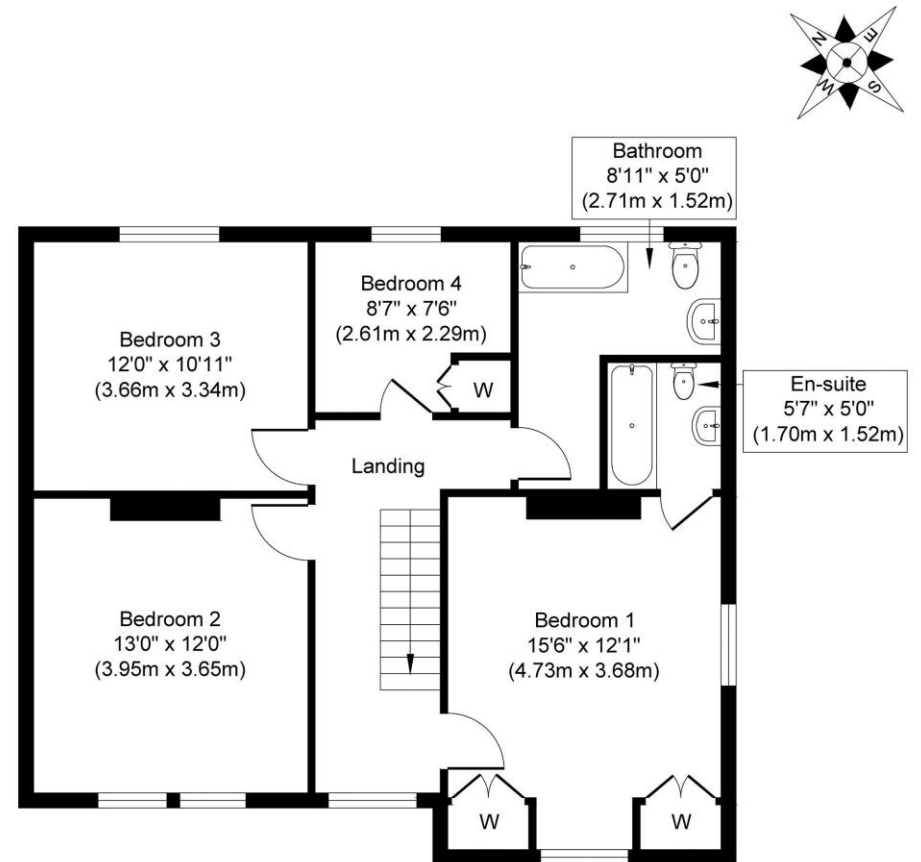




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Ground Floor
Approximate Floor Area
1030 sq. ft
(95.67 sq. m)



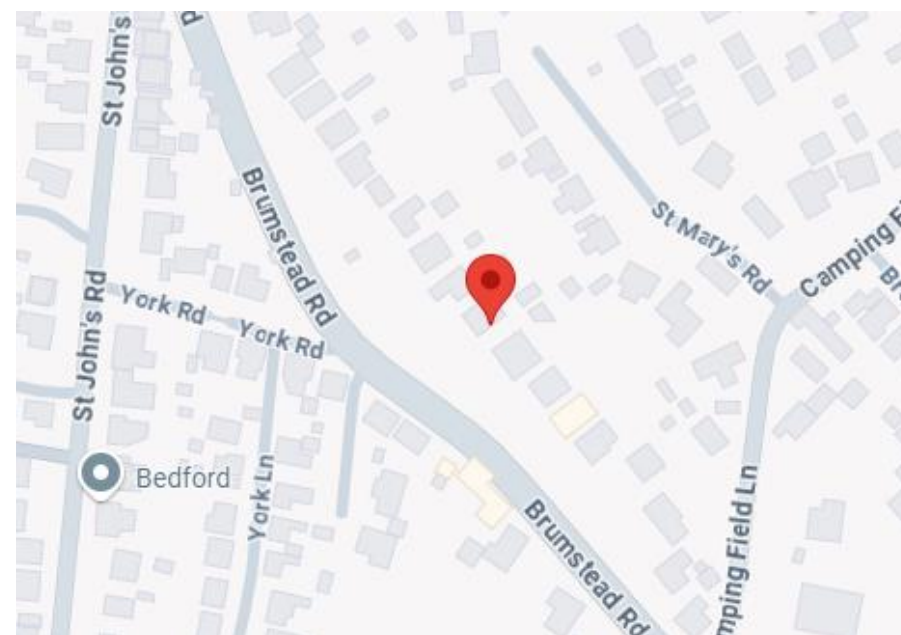
First Floor
Approximate Floor Area
760 sq. ft
(70.62 sq. m)



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		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		





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