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33 The Green, Surlingham, Norfolk, NR14 7AG

A detached bungalow offering spacious single-storey living in the picturesque riverside village of Surlingham, just seven miles southeast of Norwich. This desirable village setting is popular with families, walkers, and cyclists alike, thanks to its access to the scenic Wherryman's Way, the National Cycle Route 1, and a welcoming community complete with a primary school, riverside pubs, a farm shop, and a café—all offering a tranquil escape within a vibrant countryside setting.

Set well back from the road on a generous plot approaching half an acre, this property enjoys a tranquil and private setting. A shingle driveway, bordered by mature shrubs and a lawned garden, leads to the rear of the home where there is ample off-road parking, access to a detached double garage, and a timber workshop—perfect for hobbies or additional storage.

The extensive rear garden is beautifully maintained and predominantly laid to lawn, framed by mature hedging that offers both privacy and a picturesque outlook. An established vegetable plot with raised beds caters to keen gardeners, while a paved terrace provides an inviting space for alfresco dining and entertaining with friends and family.





- DETACHED BUNGALOW
- PLOT OF APPROX. HALF AN ACRE
- MATURE FRONT & REAR GARDENS

- RIVER ACCESS TO THE NORFOLK BROADS
- SOUGHT AFTER SOUTH NORFOLK VILLAGE
- GOOD DECORATIVE ORDER THROUGHOUT

- FOUR BEDROOMS, MASTER WITH EN-SUITE
- AMPLE OFF-ROAD PARKING & DOUBLE GARAGE
- APPROX. TWO THOUSAND SQUARE FEET OF ACCOMMODATION

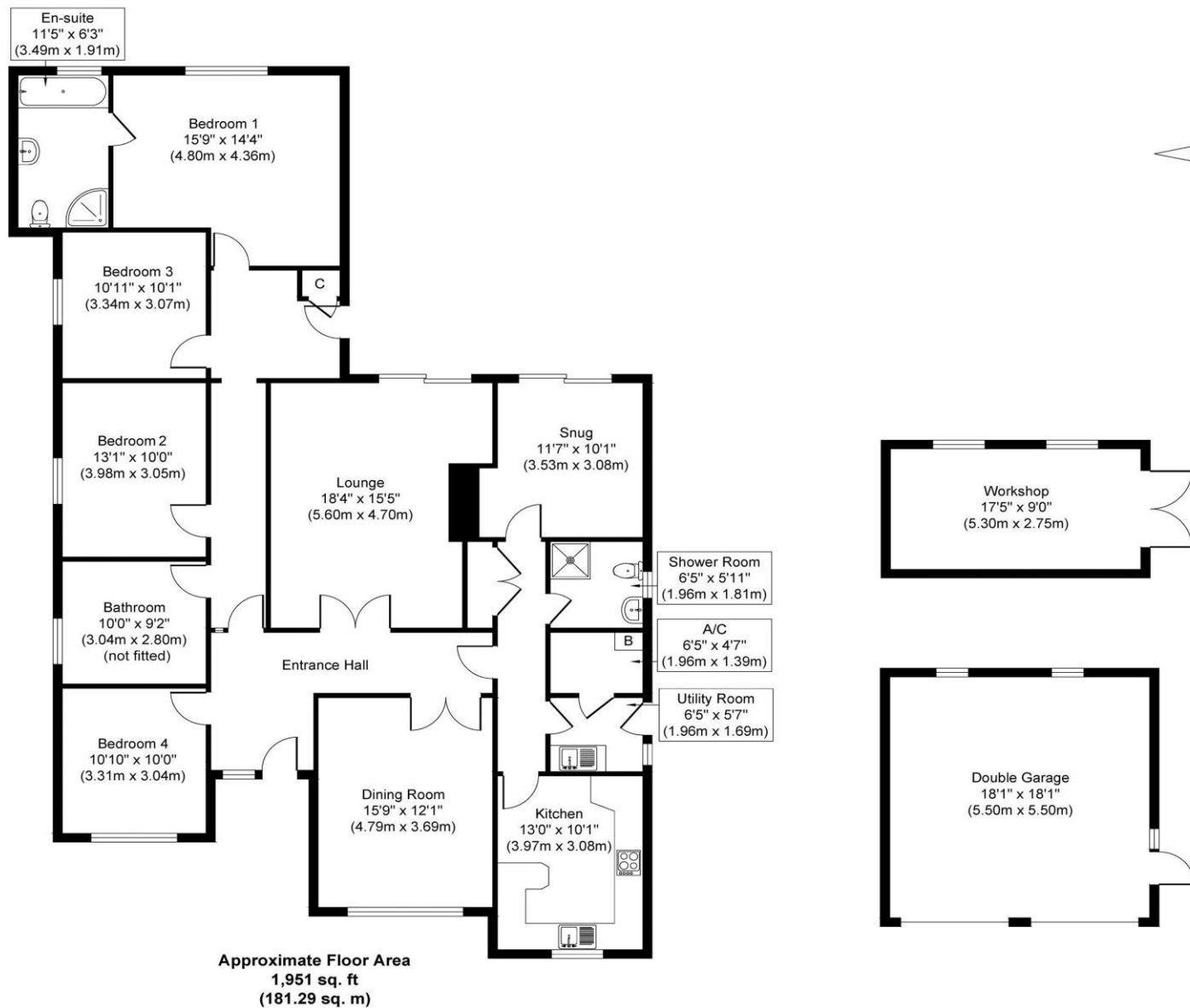
Boasting nearly two thousand square feet of well-designed living space, this impressive residence offers generous and adaptable accommodation, ideally suited to the demands of modern family life. The layout includes four well-proportioned bedrooms, including a spacious principal suite with its own en-suite bathroom, a separate family shower room for added convenience, and an additional room already plumbed and ready for a bathroom installation—allowing buyers to tailor the space to their needs. The living areas are equally generous, featuring three versatile reception rooms that offer ideal settings for everyday living, entertaining, or working from home. A well-appointed kitchen is complemented by a separate utility room, enhancing the home's functionality and overall flow.

The home is ideally positioned for those seeking the calm of the countryside without sacrificing convenience, with nearby Rockland St Mary and Bramerton offering additional amenities and the river network providing access to the Norfolk Broads—perfect for boating enthusiasts or weekend explorers.

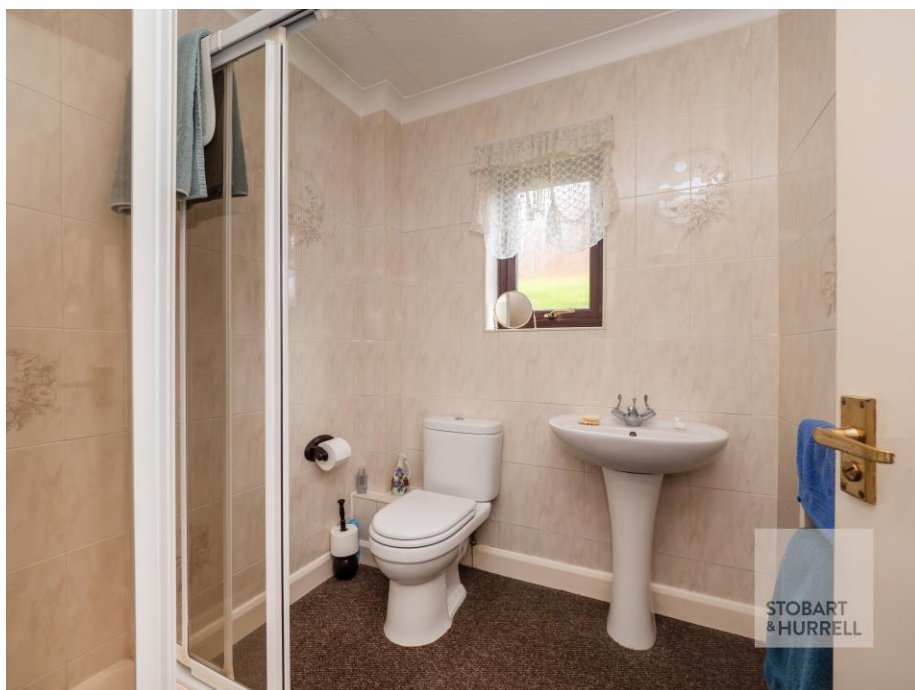




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





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