



**STOBART  
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



# 44 Thieves Lane, Salhouse, Norfolk, NR13 6RQ

A detached family home in the heart of Salhouse, offered with no onward chain. Situated in the sought-after Broadland village of Salhouse, this well-positioned family home enjoys a convenient setting opposite the village recreation park. Local amenities are within easy reach, including The Bell Inn public house, the primary school, and the village train station (around a mile away), while the stunning waterside and wildlife of Salhouse Broad lie just beyond.

Set on a mature plot, the property is largely screened from passing rural traffic by established hedging and is approached via a hardstanding driveway, providing ample off-road parking along with access to a tandem carport and garage. To the rear, a paved sun terrace opens onto a generous enclosed lawned garden, attractively bordered by mature shrubs and trees, a perfect setting for family life, outdoor dining, and relaxation.

Inside, the main entrance leads to a welcoming hallway, with access to a ground-floor shower room, a spacious family lounge, and a separate dining room, both opening onto the rear garden, as well as a kitchen with breakfast bar. Upstairs, the first floor provides four bedrooms (two with built-in storage) and a family bathroom, completing the accommodation.

This property offers an enviable opportunity to embrace the tranquillity of Broadland village living, while benefiting from excellent transport connections. The A47 Southern Bypass and Norwich's Northern Distributor Road (NDR) are within easy reach, and nearby rail links provide a direct service into Norwich city centre. With no onward chain, this home is an ideal base for families, commuters, and those seeking to enjoy the very best of Norfolk life.



Detached



House



Older



2 Bathrooms



2 Receptions



4 Bedrooms



Tax Band E

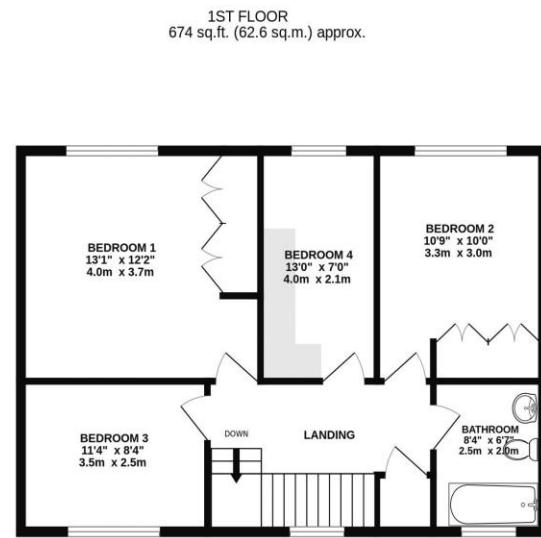
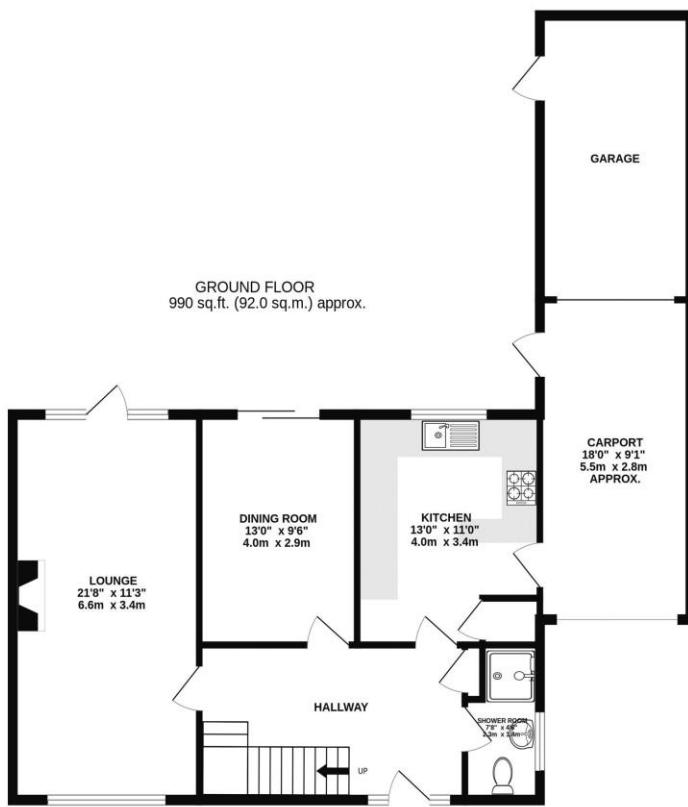


Off-Road  
Parking



Carport &  
Garage





TOTAL FLOOR AREA : 1664 sq.ft. (154.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Stobart & Hurrell

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