



STOBART
& HURRELL

**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



1 Threehammer Common, Neatishead, Norfolk, NR12 8BP

A generously proportioned family home enjoying a peaceful rural setting within Threehammer Common, with easy access to the thriving village of Neatishead, renowned for its welcoming community spirit and wide range of local clubs and activities.

Surrounded by the outstanding natural beauty of the Norfolk Broads, the property offers an enviable lifestyle immersed in wildlife, waterways and open countryside. With Alderfen Broad and the Norfolk Wildlife Trust Nature Reserve close by, the location is ideal for nature lovers and those who enjoy walking, boating and outdoor pursuits, with relaxation and recreation quite literally on the doorstep.

Set back from the road, the property is approached via a brick-weave driveway providing ample off-road parking and access to a garage. To the rear lies a generous and well-maintained garden, featuring a paved terrace perfect for alfresco dining and entertaining, a lawned area, a summer house and a timber storage shed, creating a versatile outdoor space for both family life and leisure.

Internally, the home is well presented and tastefully decorated throughout. An enclosed porch leads into a spacious lounge-dining room with a feature fireplace, forming a warm and inviting central living space. A rear lobby provides access to the garden and garage, along with the kitchen and a ground-floor shower room. To the first floor are four bedrooms, two benefitting from built-in storage, served by a family bathroom.

The location is further enhanced by its proximity to a range of local amenities. The nearby village of Neatishead is home to the Ofsted rated Outstanding primary school, the popular White Horse Inn, celebrated for its award-winning food and locally brewed ales. Wroxham, widely regarded as the capital of the Broads, lies less than five miles away and offers an excellent selection of shops, services and riverside attractions. The picturesque village of Horning, with its Yacht Club and the iconic Swan Inn, is also within easy reach.

Agents Note: The property is subject to a section 157 restriction (Local Buyers).



Semi Detached



House



Older



2 Bathrooms



1 Reception



4 Bedrooms



Tax Band D

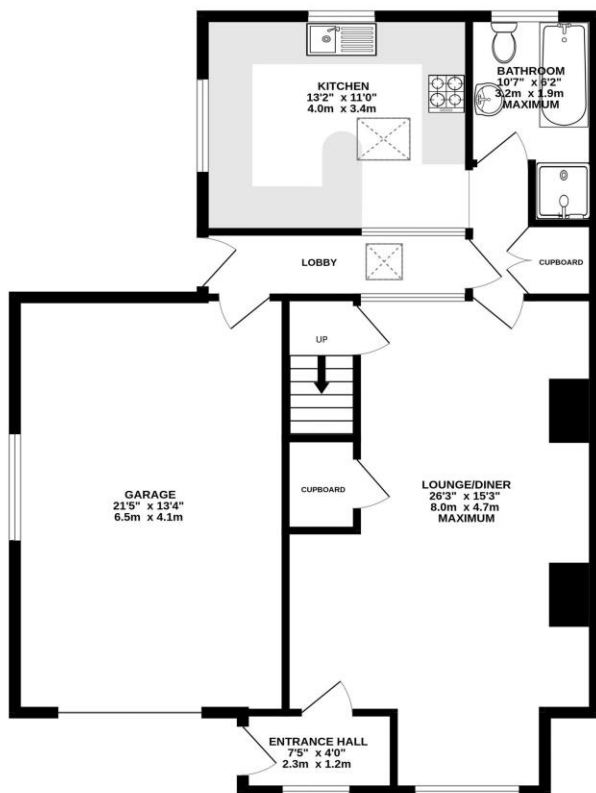


Off-Road
Parking

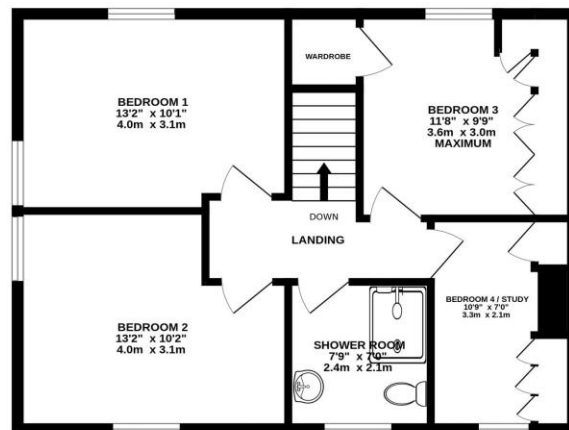


Garage





GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.

TOTAL FLOOR AREA : 1509 sq.ft. (140.2 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.

Made with Metropix ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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