

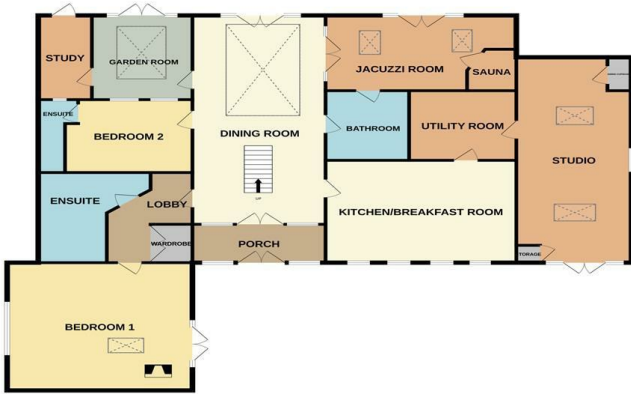
1 Hobland Barns, Hobland Road, Bradwell, Norfolk, NR31 9BS

This stylish barn conversion boasts 4 double bedrooms, 3 en-suites, underfloor heating throughout and a west-facing rear courtyard with a heated swimming pool. ** OFF ROAD PARKING & DOUBLE GARAGE **

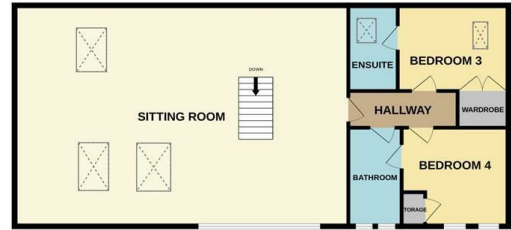
- A spacious and beautifully presented barn conversion
- Off road parking for multiple vehicles
- Porch entrance
- Underfloor heating throughout
- West facing rear garden
- Heated outdoor swimming pool
- 4 double bedrooms
- Master bedroom with en-suite
- Beautiful spacious kitchen with adjoining utility room
- Spacious 1st floor sitting room

£800,000

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		