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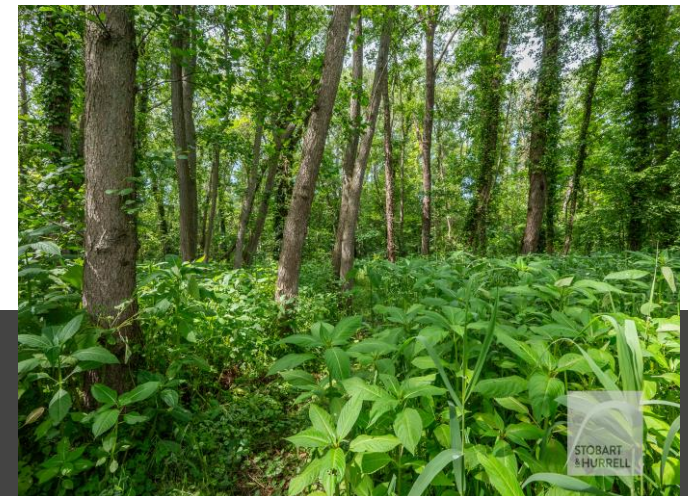
**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER

Woodend, Union Road, Smallburgh, Norfolk, NR12 9NH

Woodend is an attractive detached family home occupying a generous plot of more than one-third of an acre, nestled within a peaceful rural setting at the heart of the Norfolk Broads National Park. Ideally positioned close to the popular village of Smallburgh, the property enjoys the perfect balance of countryside tranquillity and everyday convenience. The stunning North Norfolk coastline lies less than seven miles away, while the historic cathedral city of Norwich is approximately fourteen miles to the south-west. Within the village itself, residents benefit from a welcoming community atmosphere, with amenities including a village hall, playing field, and The Crown Inn, while a wider range of facilities, including a supermarket, schools, medical centre, and petrol station, can be found in nearby Stalham.

Set back from the road and screened by mature hedging, the property is approached via shingle driveway providing ample off-road parking and access to the garage, while a neatly maintained front lawn enhances the home's kerb appeal. To the rear, a paved terrace offers the ideal setting for outdoor dining and entertaining, overlooking beautifully maintained lawned gardens that provide a wonderful sense of space and seclusion. Beyond, a charming area of mature woodland creates a picturesque backdrop and a haven for wildlife, adding to the property's peaceful rural character.





**STOBART
& HURRELL**

- DETACHED HOUSE
- GARDEN STORAGE
- PLOT EXCEEDING 1/3 OF AN ACRE

- WELL-PRESENTED THROUGHOUT
- SOUGHT AFTER RURAL LOCATION
- LESS THAN FIVE MILES TO COASTLINE

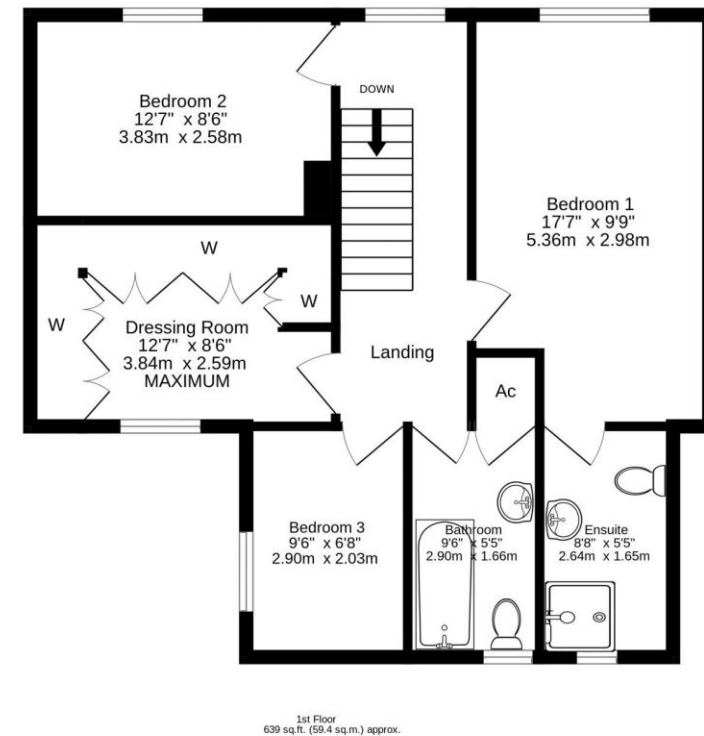
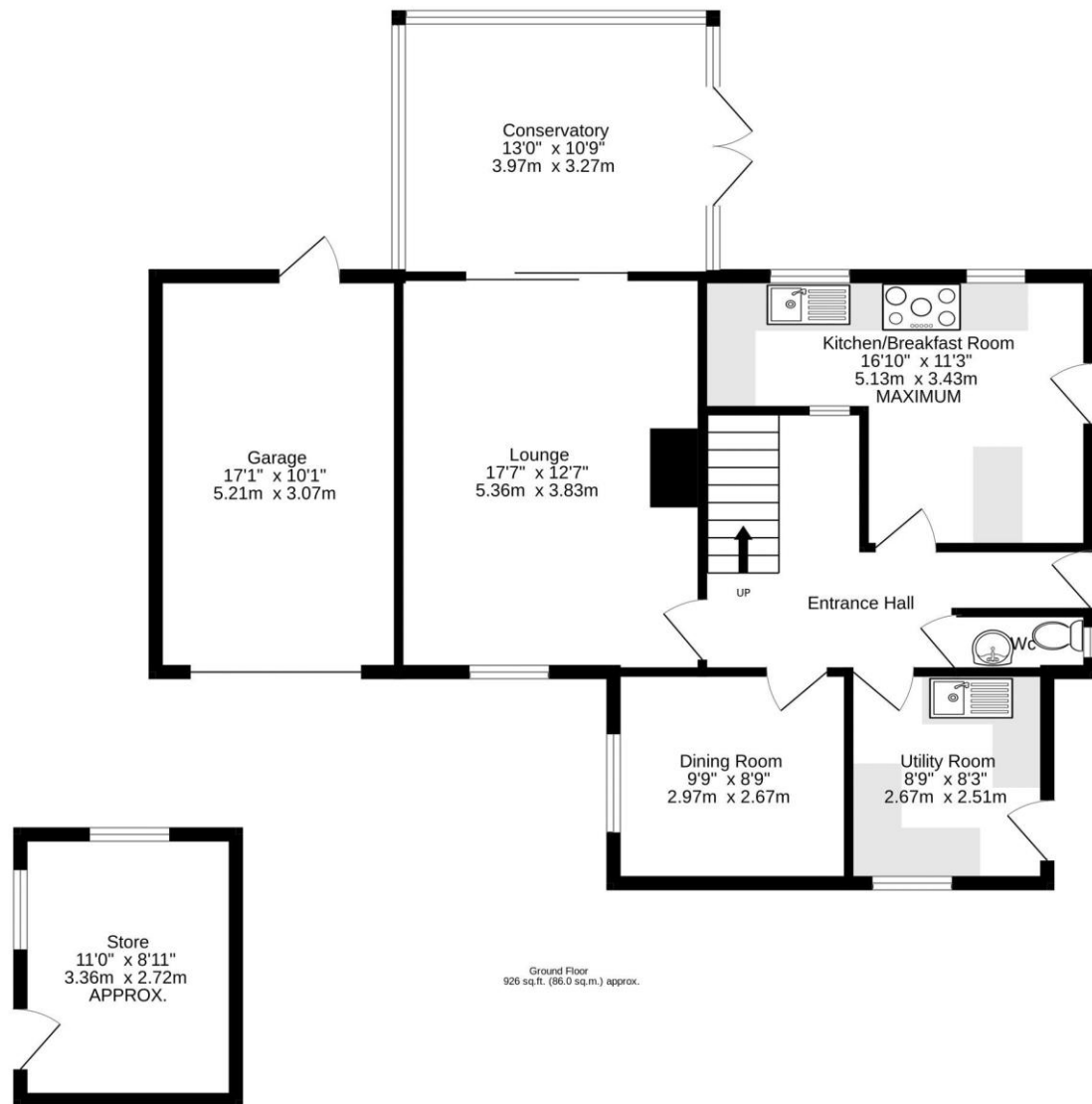
- AMPLE OFF-ROAD PARKING & GARAGE
- FOUR BEDROOMS, MAIN WITH EN-SUITE
- EASY ACCESS TO STALHAM & NORTH WALSHAM

The accommodation is beautifully presented throughout and offers spacious, versatile living ideal for modern family life. A welcoming entrance hall provides access to a cloakroom, utility room, separate dining room, and a well-appointed kitchen/breakfast room. The generous dual-aspect sitting room forms the heart of the home, featuring an attractive fireplace and sliding doors opening into a conservatory, which enjoys delightful views across the garden and provides a seamless connection between indoor and outdoor living. Upstairs offers three well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from en-suite facilities, while a fourth bedroom is currently arranged as a dressing room, offering flexibility to suit individual requirements.

Surrounded by the waterways, nature reserves, and open countryside that make the Norfolk Broads so special, Woodend is perfectly positioned for those who enjoy outdoor pursuits, including walking, cycling, boating, and wildlife watching. The nearby Broads villages of Hoveton and Wroxham, often regarded as the "Capital of the Norfolk Broads", offer an excellent range of amenities including riverside cafés and restaurants, schooling for all ages, boating facilities, and the renowned Roys department store. Combining generous gardens, spacious accommodation, and an enviable location, Woodend presents a wonderful opportunity to enjoy the very best of Norfolk countryside living.







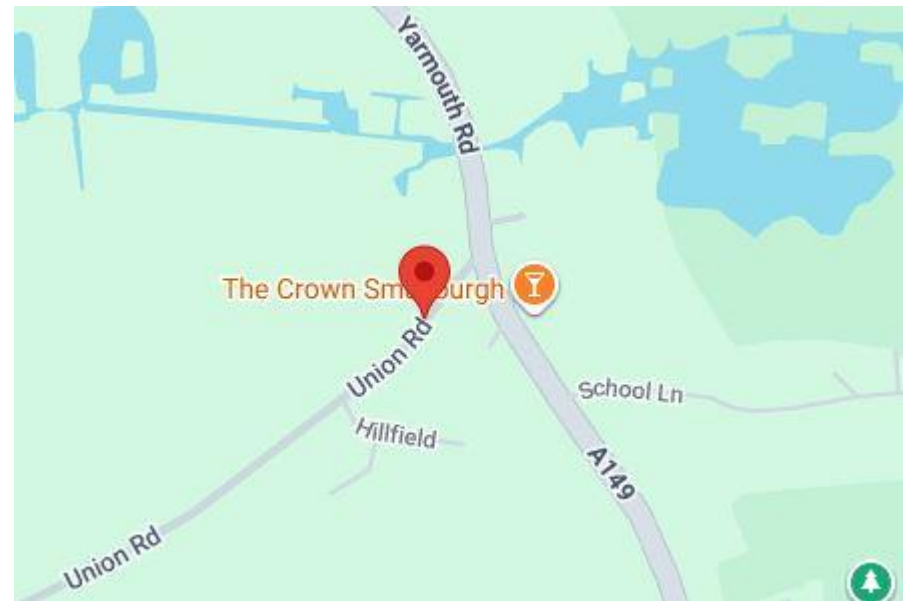
TOTAL FLOOR AREA : 1663 sq.ft. (154.5 sq.m.) approx.

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		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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