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Longacre, Howletts Loke, Salhouse, Norfolk, NR13 6EX

Long Acre is a spacious and versatile four-bedroom detached bungalow, offering spacious and flexible accommodation, the property is perfectly suited to family living or those seeking the ease of single-storey living, with plenty of room to accommodate visiting friends and family.

Ideally positioned on the fringe of the desirable Broadland village of Salhouse, surrounded by a patchwork of open fields, the property enjoys access to beautiful countryside walks, while also benefiting from convenient transport links into Norwich, making it particularly appealing for commuters. A nearby railway station further enhances connectivity, providing easy access to surrounding towns and the wider Norfolk Broads.

Set well back from the road, the property occupies a generous plot of around one-fifth of an acre and is approached via a broad driveway providing ample off-road parking and access to a newly erected double garage. To the rear, a paved terrace creates an ideal space for outdoor dining and relaxation, extending onto a neatly maintained lawn garden complemented by a substantial timber storage shed.





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- DETACHED BUNGALOW
- NEARBY TRAIN STATION
- DESIRABLE BROADLAND VILLAGE

- WELL-PRESENTED THROUGHOUT
- FOUR BEDROOMS, ONE WITH EN-SUITE
- SPACIOUS & VERSATILE ACCOMMODATION

- ENCLOSED REAR GARDEN WITH STORAGE SHED
- AMPLE OFF-ROAD PARKING & DOUBLE GARAGE
- CLOSE TO THE NORFOLK BROADS, THE COAST & NORWICH

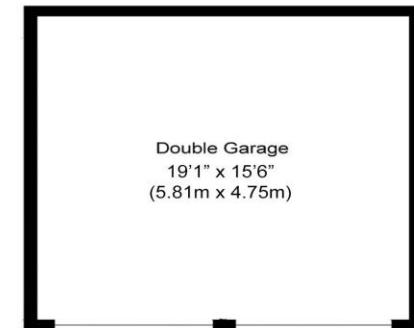
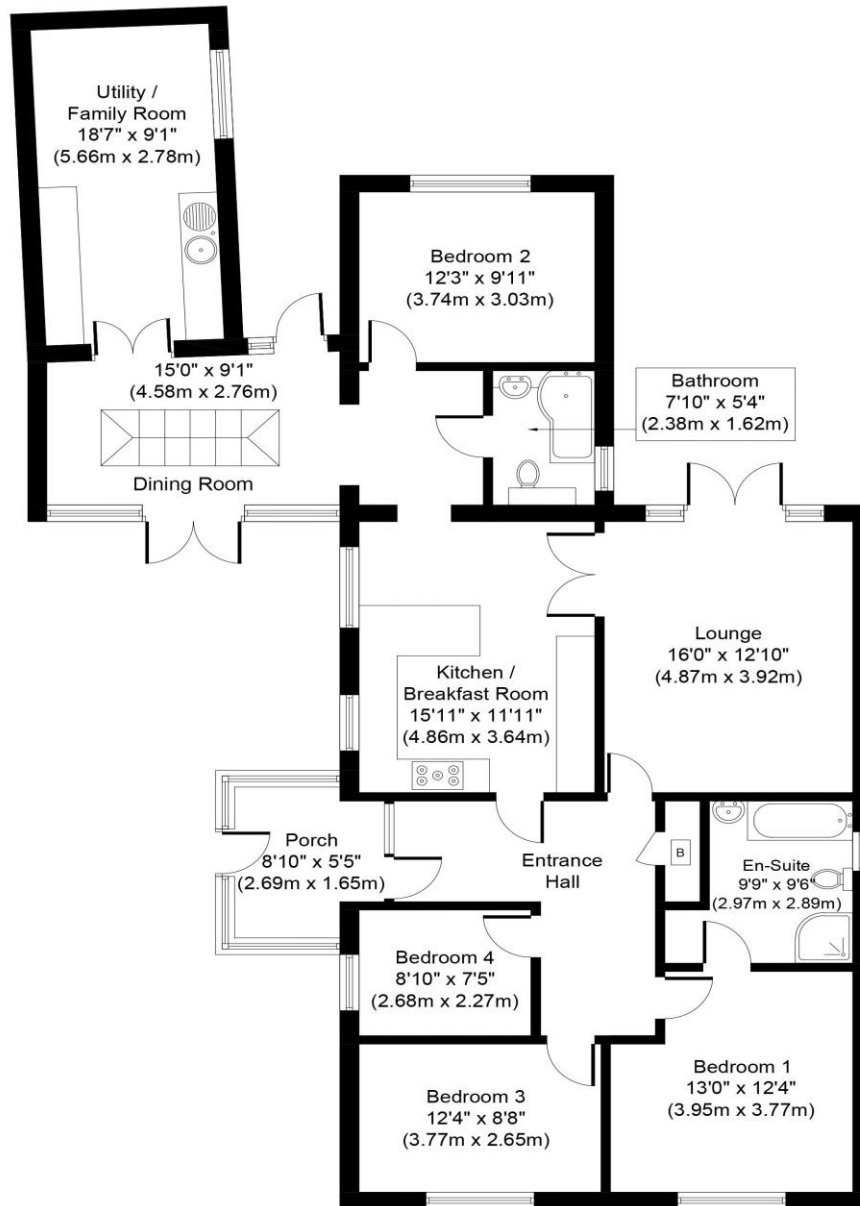
Internally, the bungalow is well presented throughout. An enclosed porch leads into a welcoming entrance hallway, providing access to three bedrooms, including the principal bedroom with en-suite, a kitchen/breakfast room, and a spacious family lounge featuring two sets of double doors, opening to both the rear terrace and the kitchen/breakfast room, creating a bright and sociable living environment. To the rear of the property, a fourth bedroom with adjacent bathroom, a separate dining room with garden access, and a generous utility room offer further flexibility, ideal for use as a family room, home office, or hobby space.

The property is further enhanced by its proximity, approximately two miles, to the tranquil waters of Salhouse Broad, a beautiful thirty-two-acre lake surrounded by mature woodland and fenland, rich in wildlife and natural beauty. The historic city of Norwich lies less than six miles to the south-west, offering excellent shopping, restaurants, cultural attractions, and transport connections.





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Not shown in actual location/orientation

Double Garage

Approximate Floor Area
1611 Sq. ft.
(149.7 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





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