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

Treetops is a detached family home set in a peaceful rural location within the heart of the Norfolk Broads National Park, close to the popular North Norfolk village of Smallburgh. The property lies less than seven miles from the Norfolk coastline and approximately fourteen miles north-east of the cathedral city of Norwich. Local amenities within the village include a village hall with playing field and The Crown Inn, while a wider range of everyday services, including a supermarket, petrol station, schooling, and medical centre, can be found in nearby Stalham.

Set back and screened from the road by mature natural hedging, the property is approached via a shingle driveway providing off-road parking, access to a garage, and a neatly maintained front lawn garden. To the rear, a paved terrace, ideal for alfresco dining, extends onto an enclosed lawn garden, creating a private and relaxing outdoor space.

Internally, the property is well presented throughout. The main entrance opens into a welcoming family lounge featuring a fireplace, alongside a separate dining room and adjoining kitchen. From the kitchen, doors lead into a conservatory overlooking and opening onto the rear garden, as well as a utility room with a ground-floor bathroom incorporating both bath and shower facilities. Upstairs, there are four bedrooms, with three bedrooms benefiting from built-in storage and the principal bedroom enjoying en-suite facilities.

Surrounded by waterways, open countryside, and nature reserves, Treetops offers a tranquil retreat while remaining conveniently located for access to larger towns including North Walsham and the well-known Broads villages of Wroxham and Hoveton. Often referred to as the capital of the Norfolk Broads, the area offers boating opportunities, riverside cafés and restaurants, schooling for all ages, and shopping at Roys of Wroxham, making this an ideal balance of countryside living and modern convenience.



Detached



House



Older



2 Bathrooms



3 Receptions



4 Bedrooms



Tax Band C

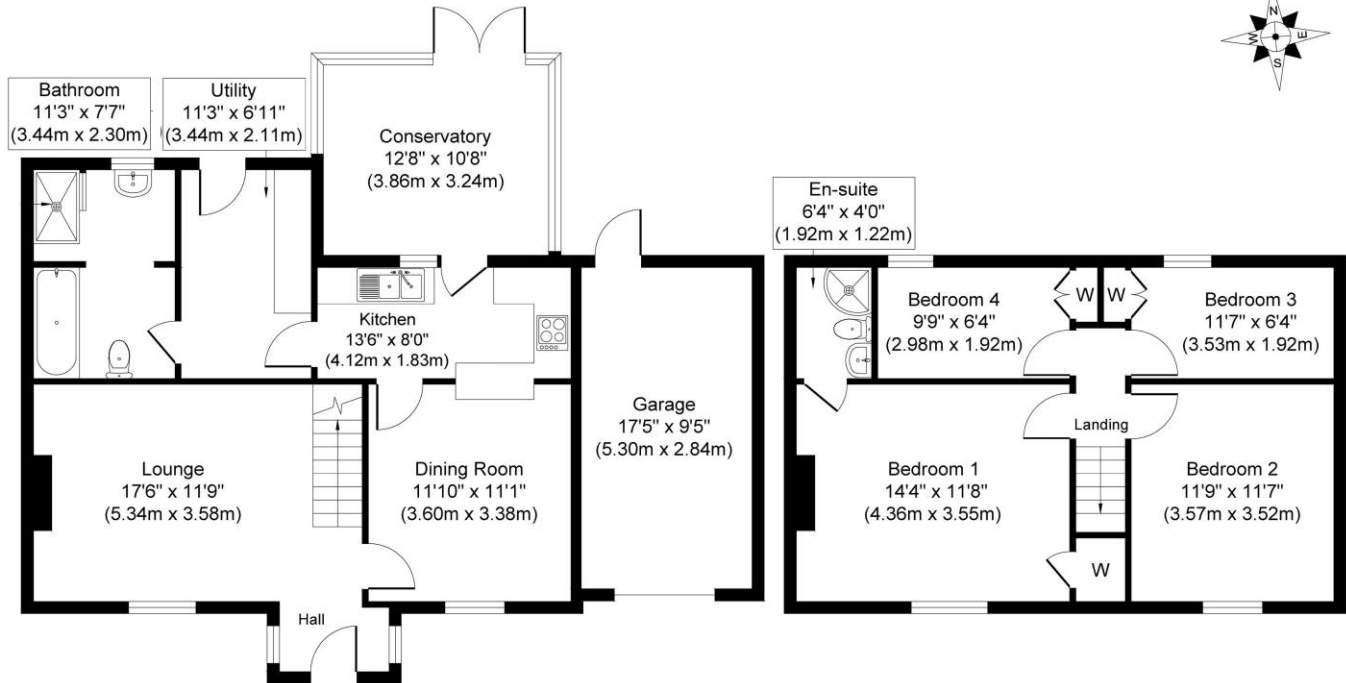


Off-Road
Parking



Garage





Ground Floor
 Approximate Floor Area
 753 sq. ft
 (69.97 sq. m)

First Floor
 Approximate Floor Area
 518 sq. ft
 (48.10 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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