



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Pondarosa is a generously proportioned three-bedroom detached family home, ideally positioned within easy reach of the market town centre of Stalham. The property enjoys convenient access to a wide range of local amenities, including a vibrant high street with independent shops and eateries, nearby schooling, and a superstore with petrol station.

Set back from the road behind a low-level brick wall, the home is approached via a shingle driveway providing off-road parking and access to the garage. A lawned side garden with established planting and a pathway leads through to the rear, where a paved terrace offers an inviting space for outdoor dining and entertaining, complemented by a low-maintenance lawn garden.

Offered for sale with no onward chain, the accommodation opens with an entrance porch leading into a welcoming hallway. From here, doors lead to a bright dual-aspect lounge/diner, featuring double doors opening directly onto the rear garden. The spacious kitchen connects to a rear porch, while the ground floor is completed by a family bathroom and a versatile third bedroom, ideal for guests or ground-floor living. To the first floor are two well-proportioned bedrooms, one benefiting from built-in storage, completing the internal layout.

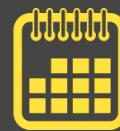
Pondarosa's location further enhances its appeal, situated approximately seven miles from Hoveton and Wroxham, widely regarded as the capital of the Norfolk Broads, and around nine miles from the city of Norwich, offering an extensive selection of shops, restaurants, and excellent transport links by both bus and train.



Detached



Bungalow



Older



1 Bathroom



1 Reception



3 Bedrooms



Tax Band C



Off-Road
Parking

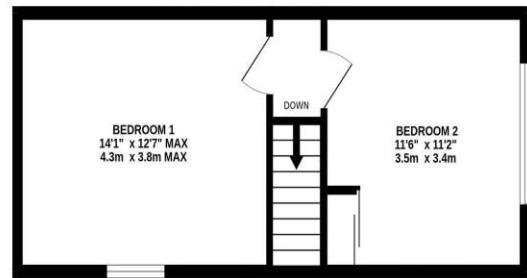
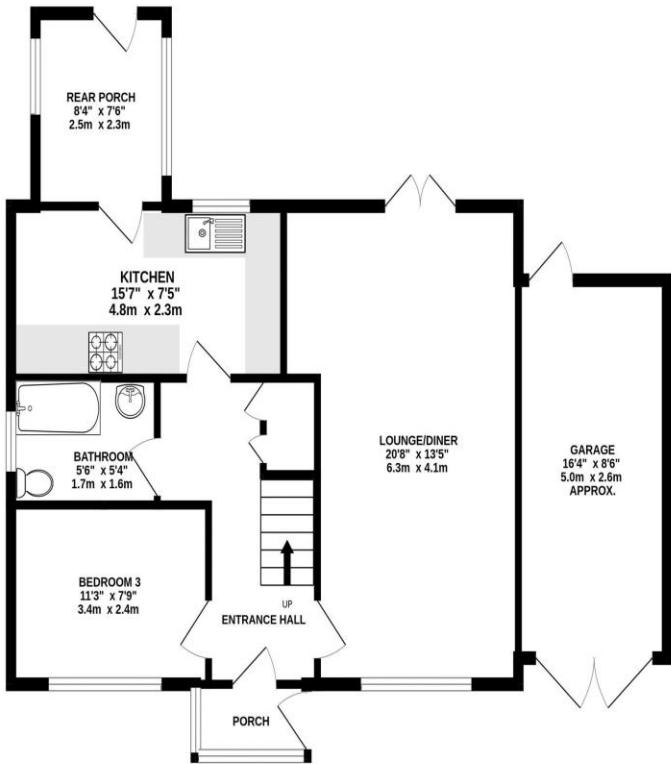


Garage



GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.

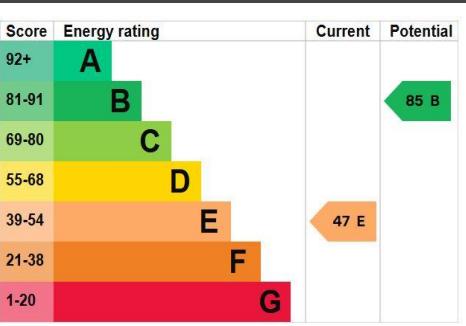
1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.3 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 ©2024



Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782



