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Low Hill  
The Hill  
Smallburgh



A WONDERFUL FIVE-BEDROOM PERIOD HOME SET IN EXTENSIVE GARDENS WITH A USEFUL RANGE OF OUTBUILDINGS

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## Low Hill, The Hill, Smallburgh, NR12 9AD

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### KITCHEN

With door in from the porch and window overlooking the garden. Fitted with a range base drawer and cupboard units, with worksurfaces over, along with matching wall storage cabinets and further cabinet. Inset sink unit with drainer and mixer tap. A walk-in shelved larder provides excellent storage, there is space for a range style cooker with hood over, and space, with plumbing for a dishwasher. Stylish tiling to floor and walls. A door from the kitchen opens to a pamment tiled lobby with solid wood external door along with doors to the boot room and dining room.

### UTILITY ROOM

This useful utility room provides further storage, has a second sink and plumbing for washing machine and dryer. Tiled flooring continues from the kitchen.

### BOOT ROOM

Ideal for coats and shoes, the boot room continues to the cloakroom.

### CLOAKROOM

With wc and hand wash basin.

### DINING ROOM

This lovely formal dining room has windows to two aspects, and a door leading to a hall. A feature of this room is an arched recess fitted with storage cupboard and shelving. Alongside this there is an under stair storage cupboard.







## HALL

Having stairs leading to the first floor, doors to the snug and conservatory.

## CONSERVATORY

A double-glazed conservatory overlooking the garden and having a



door into the garden.

## SNUG

A cosy room window overlooking the garden and fitted shelving to one wall. A fireplace with attractive wooden surround houses a wood burning stove. A door with steps down to the living room.

## LIVING ROOM

This spacious room was a more recent addition to the original house and provides a great living space overlooking the garden, which French doors open into. A large fireplace with attractively tiled fireback houses a second wood burning stove on raised hearth.



### LANDING

With stairs up from the hall the landing includes an area ideal as a study or reading space overlooking the garden.

### BEDROOM 1

A generous double bedroom with bay window to the southern aspect offering a view of the garden.

### EN-SUITE

Fitted with shower in corner cubicle, wc and pedestal hand wash basin. Attractive tiling to walls, fitted radiator/towel rail.

### DRESSING ROOM/BEDROOM 5

Perfect as a dressing room or fifth bedroom if required.

### BEDROOM 3

Another double bedroom with window overlooking the garden.

### BEDROOM 4

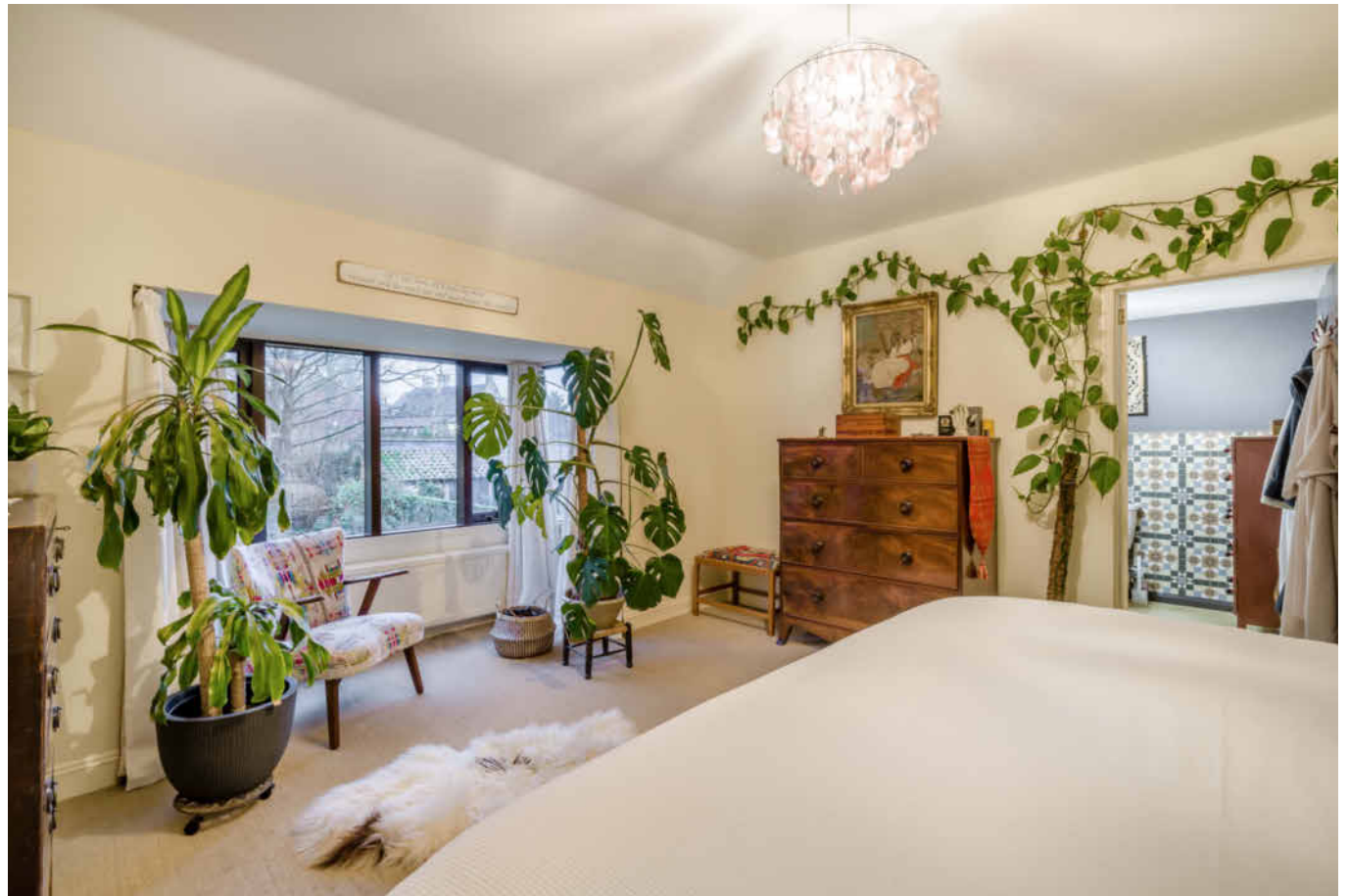
With window overlooking the garden.

### BATHROOM

Fitted with a bath having a shower over, wc and hand wash basin. Fitted airing cupboard.

### BEDROOM 2

An ideal guest bedroom with fitted wardrobe.





shrub borders featuring a number of specimen shrubs and trees. This area is bordered to the east by an attractive red brick wall, through which a gate gives access to a further area of garden. This further, extensive, area of garden is once again laid to lawn with a gravelled terrace area off the living room providing a pleasant seating area. Once again this area of garden has a number of specimen trees and shrubs, and is enclosed by the brick wall and hedging.

### OUTBUILDING

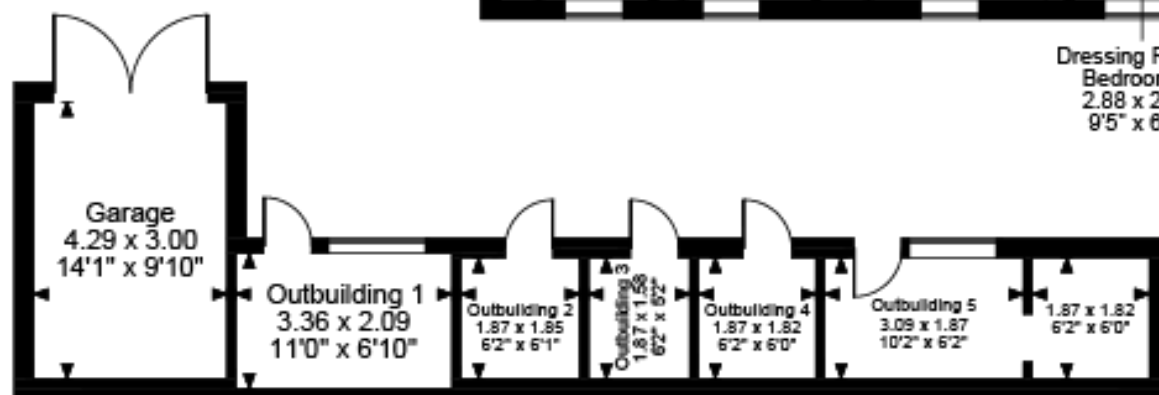
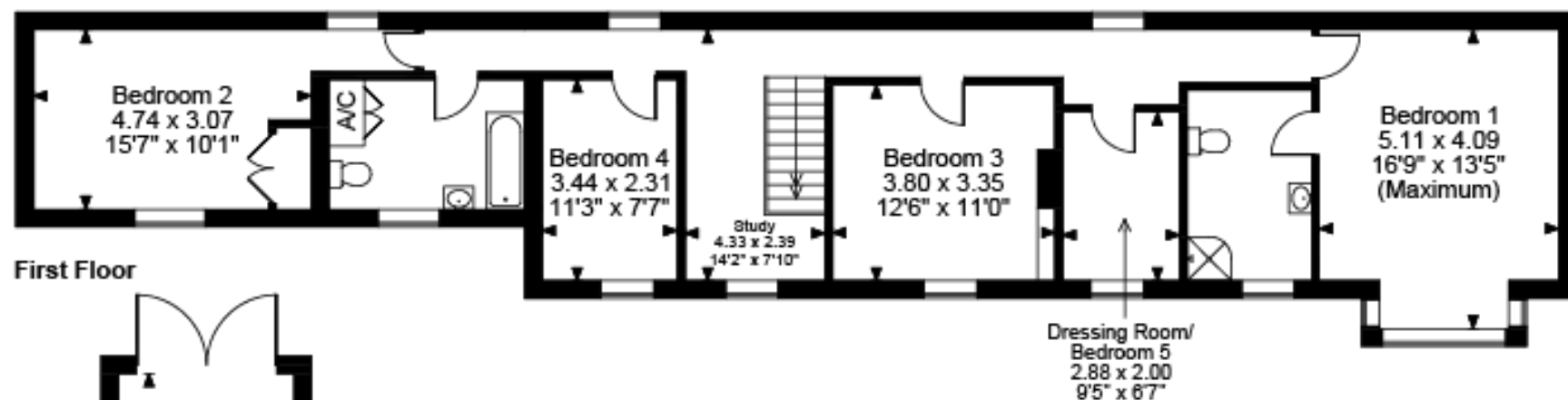
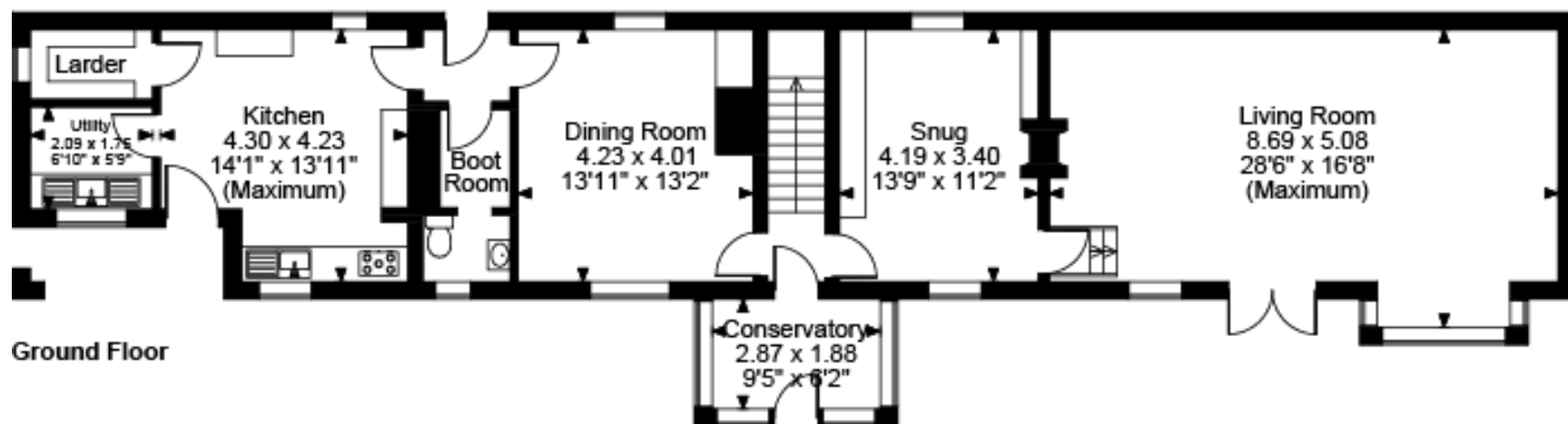
This useful building, which has power connected, provides garaging, a number of useful store rooms along with workshop and office space if required.



### EXTERNAL

The property is approached from the road over a private road gives access, via five-bar gates, to the drive, and continues past the house, two neighbours have access over this part of the road, alongside which opposite the house, is a narrow strip of land owned by Low Hill. The gravelled driveway provides parking and leads to the outbuilding. Alongside of the drive is a lawned area of garden with

Low Hill, The Hill, Yarmouth Road, Norwich, Norfolk



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The position & size of doors, windows, appliances and other features are approximate only.

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## OFFERS IN EXCESS OF £675,000

Standing in a 'hidden' location, off the road within the small Broadland village of Smallburgh, this delightful five-bedroom character home offers four/five-bedroom accommodation in generous gardens. The ground floor features a contemporary kitchen with larder, and utility room alongside, a dining room, snug and 28' living room which was an addition to the original building. On the first floor there are five bedrooms and a bathroom, with the principal bedroom having an en-suite shower room. Externally the south facing gardens and grounds extend to around .04 acre (STMS) and are partially divided by a tall brick wall. At the foot of the garden is a useful outbuilding incorporating a garage, office space and storage. The Broadland village of Smallburgh lies between the County capital, Norwich and the north east Norfolk coast with good road access to the Broadland centres of Wroxham and Stalham. The village benefits from a village pub, The Crown, along with a Village Hall and playing field. The historic village of Worstead, known for its annual festival, is only a short drive away, and offers Primary schooling and a railway station on The Bittern Line which links Norwich and the coastal town of Sheringham

EPC Rating: E  
Council Tax Band: E  
Tenure: Freehold

Viewing by appointment with our  
Select Consultant on

**01603 221797**

or email [select.norwich@sequencehome.co.uk](mailto:select.norwich@sequencehome.co.uk)

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