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Nut Hatch Cottage, Yarmouth Road, Smallburgh, Norfolk, NR12 9AD

Nut Hatch Cottage is an attractive modern three-storey family home, positioned within the popular Broadland village of Smallburgh, in the heart of the Norfolk Broads. Ideally located less than seven miles from the stunning North Norfolk coastline and approximately fourteen miles north-east of the historic city of Norwich, the property offers an enviable balance of village life and excellent accessibility. Local amenities include The Crown Inn, a village hall with playing field, while a wider range of everyday facilities, including supermarkets, schools, a medical centre, and a petrol station, are available in the nearby market town of Stalham.

Set back from the road, the property is approached via a generous gravel driveway providing ample off-road parking together with a carport and an adjoining garage. A gated side entrance leads to the rear, where a paved terrace creates the perfect setting for alfresco dining and entertaining, leading onto a neatly maintained lawned garden with a variety of seating areas designed for relaxation. A detached double garage provides excellent additional storage, workshop space, or potential for a range of hobbies.

Beautifully presented throughout, the accommodation is arranged over three floors and offers spacious, versatile living ideal for modern family life. A welcoming entrance hall provides access to a cloakroom, a study or fourth bedroom, and a contemporary kitchen/breakfast room featuring a breakfast bar and double doors opening directly onto the rear terrace. The first floor comprises a generous sitting room, a well-appointed family bathroom, and a double bedroom with built-in storage and en-suite facilities. The second floor offers two further spacious double bedrooms, completing the flexible accommodation.

Surrounded by the tranquil waterways, open countryside, and nature reserves that make the Norfolk Broads National Park so special, Nut Hatch Cottage is perfectly positioned for those who enjoy walking, cycling, boating, and wildlife watching. The nearby Broads villages of Wroxham and Hoveton, often regarded as the "Capital of the Norfolk Broads", offer an excellent selection of riverside cafés, restaurants, boating facilities, schools, and the renowned Roys department store. The beautiful sandy beaches at Sea Palling and Waxham are within easy reach, making this an exceptional opportunity to enjoy the very best of Norfolk's coast, countryside, and waterways.



Semi Detached



House



Modern



2 Bathrooms
1 Cloakroom



2 Receptions



3/4 Bedrooms



Tax Band D



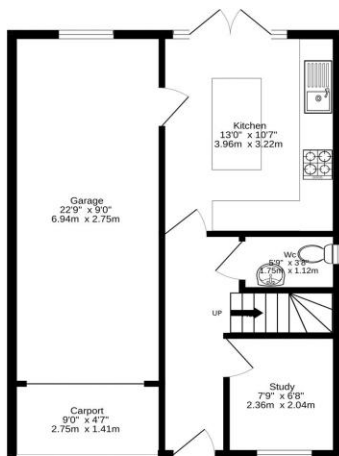
Off-Road
Parking



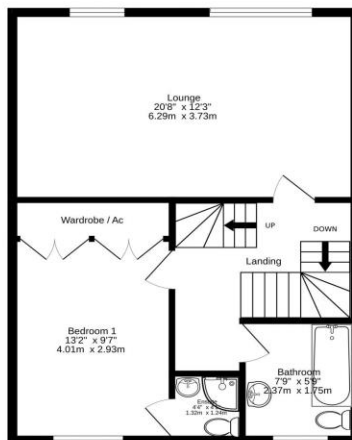
Garages



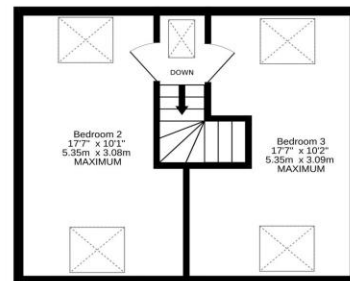
Ground Floor
537 sq.ft. (49.9 sq.m.) approx.



1st Floor
576 sq.ft. (53.5 sq.m.) approx.



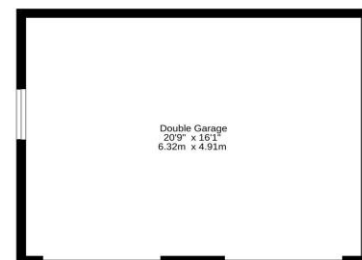
2nd Floor
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1802 sq.ft. (167.5 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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Garage
334 sq.ft. (31.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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