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15 Brecklands, Stalham, Norfolk, NR12 9DX

A detached family home with a self-contained one-bedroom annexe, offering spacious and versatile accommodation ideal for multi-generational living and guest accommodation.

Perfectly positioned within walking distance of a wide range of local amenities, the property enjoys easy access to a doctor's surgery, supermarket, petrol station, library, the popular Swan Inn, and well-regarded schools, making it an excellent choice for families and those seeking convenience.

Occupying a generous corner plot, the property is approached via a paved pathway bordered by a neatly maintained front lawn. To the side, a hardstanding driveway provides off-road parking, while a gated entrance leads to the enclosed rear garden. Designed for both relaxation and entertaining, the garden features a paved sun terrace, lawn, ornamental pond and a charming wooden pergola.

Offered with no onward chain, the well-presented accommodation comprises an entrance hall with cloakroom, a spacious lounge/dining room, and a well-appointed kitchen opening into a bright conservatory with direct access to the rear garden. Upstairs are three well-proportioned bedrooms, all benefiting from built-in storage, together with a family bathroom. The self-contained annexe is equally well presented, providing flexible accommodation for extended family, visitors or independent living.

The property's appeal is further enhanced by its excellent location. The River Ant is less than a mile away, offering opportunities for boating, birdwatching and scenic countryside walks, while the beautiful sandy beaches of Sea Palling are under four miles away. The historic Cathedral City of Norwich, with its extensive shopping, restaurants, cultural attractions and mainline rail links, is less than 15 miles to the south-east, providing the perfect balance of rural tranquillity and modern convenience.



Detached



House



Older



2 Bathrooms



3 Receptions



4 Bedrooms



Tax Band C

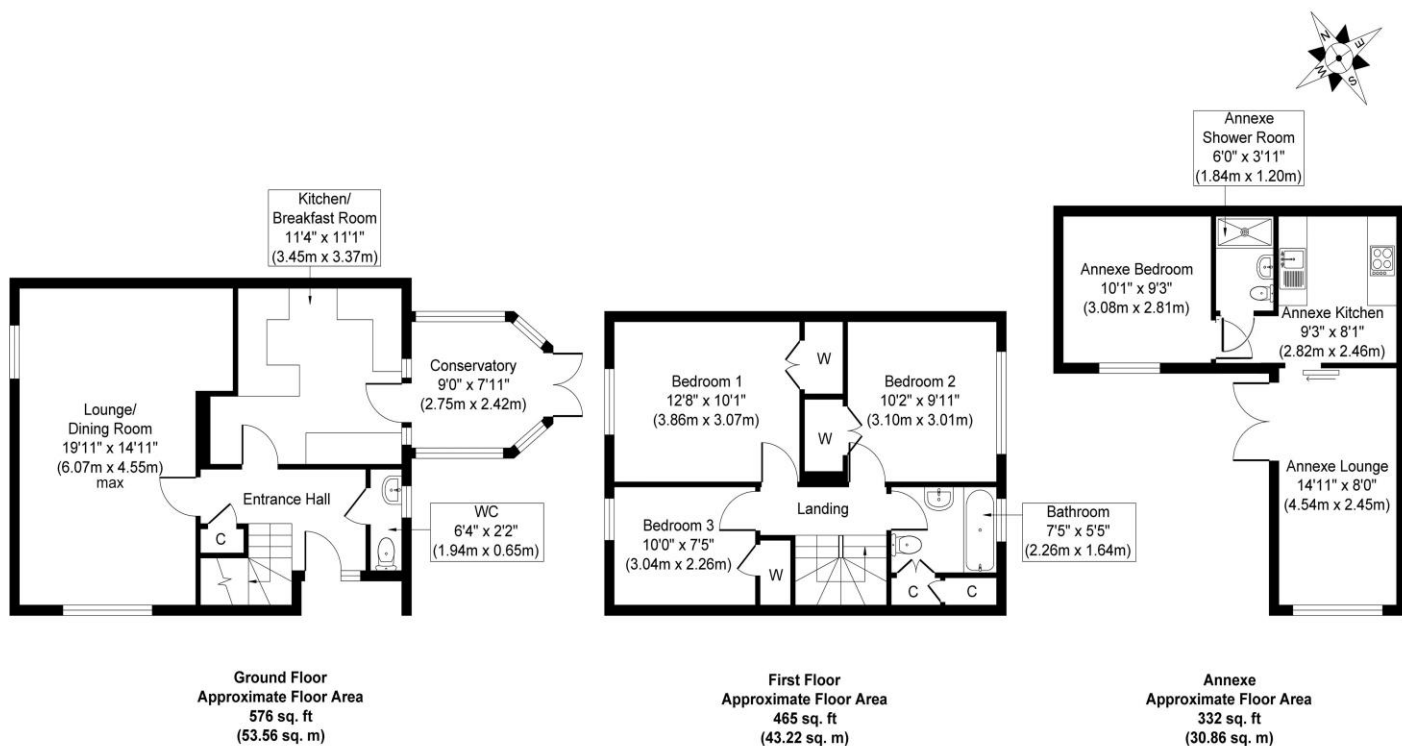


Off-Road
Parking



No
Garage





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		70 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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