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& HURRELL**

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6 Stanmore Road, Norwich, Norfolk, NR7 0HB

A substantial detached period residence retaining a wealth of original character features, including leaded windows, picture rails and an open fireplace. Tucked away within a quiet cul-de-sac, the property is ideally positioned to the east of Norwich city centre, on the fringe of the highly regarded Thorpe St Andrew.

The location offers excellent access to a wide range of amenities, including a supermarket and petrol station, riverside cafés and restaurants, schooling for all ages, and Stanmore Tennis Club, making it particularly well suited to family living.

Set back from the road, the property is approached over a gravelled frontage providing off-road parking and access to a garage with a separate workshop, complemented by a front lawn garden. To the side, gated access leads through to a generous and beautifully landscaped rear garden. Here, a paved terrace provides an ideal space for entertaining, extending out to a well-maintained lawn featuring a fish pond, timber shed, wood storage area and a variety of mature planting that creates a private and established setting.





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- FRONT & REAR LAWN GARDENS
- WELL-PRESENTED THROUGHOUT
- EASY ACCESS TO LOCAL AMENITIES

- SUBSTANTIAL DETACHED FAMILY HOME
- FOUR BEDROOMS, MAIN WITH EN-SUITE
- SOUGHT AFTER AREA EAST OF NORWICH

- OFF-ROAD PARKING, GARAGE & WORKSHOP
- PERIOD PROPERTY WITH ORIGINAL FEATURES
- EXCITING OPPORTUNITY FOR PERSONALISATION

Internally, the accommodation is well presented throughout. The welcoming entrance hallway leads to a kitchen breakfast room with pantry, a separate dining room, and a family lounge with feature fireplace and both benefitting from bay windows. The lounge further enjoys double doors opening onto the rear terrace, creating a seamless connection between indoor and outdoor living.

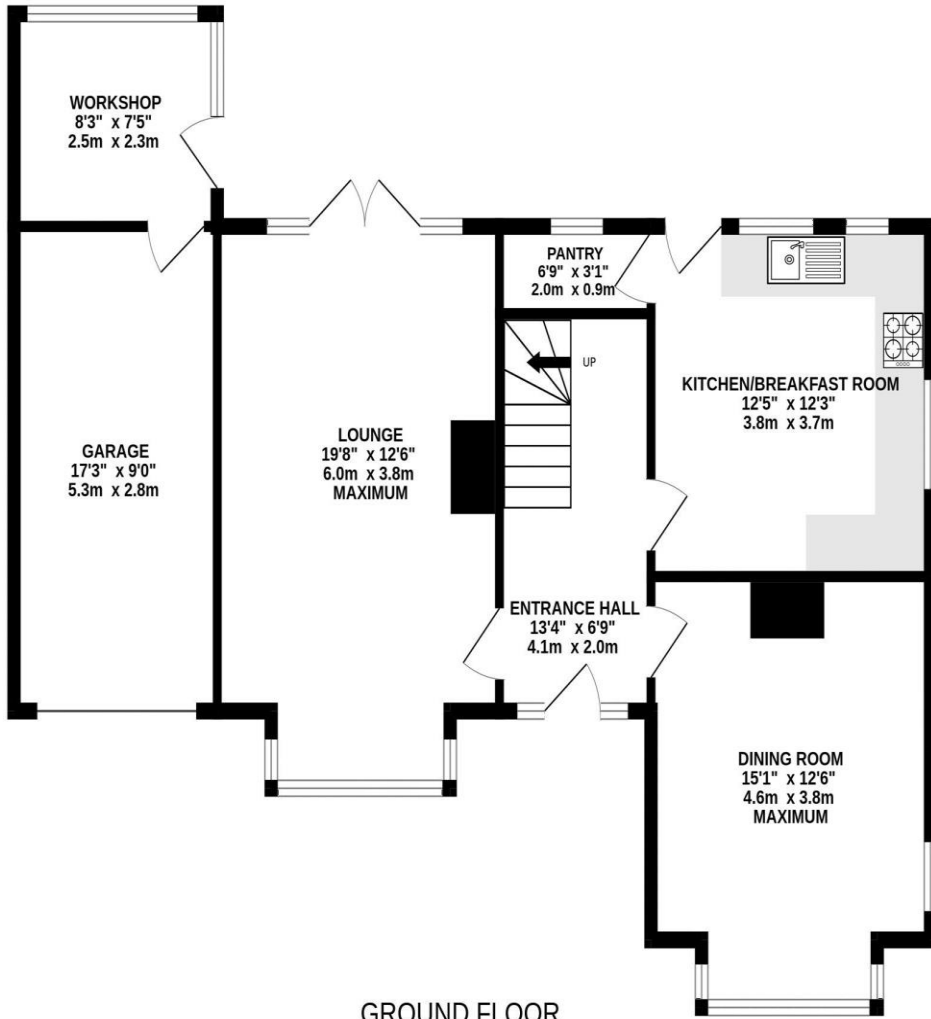
To the first floor are four bedrooms, the principal bedroom offering built-in storage and an en-suite bathroom, together with a family bathroom and a separate WC.

The property is further enhanced by its close proximity to the River Yare, Whitlingham Country Park, and Norwich city centre, which offers a mainline train station, excellent shopping, cafés, restaurants and rich historical interest. The A47 is also easily accessible, making travel further afield both straightforward and convenient.

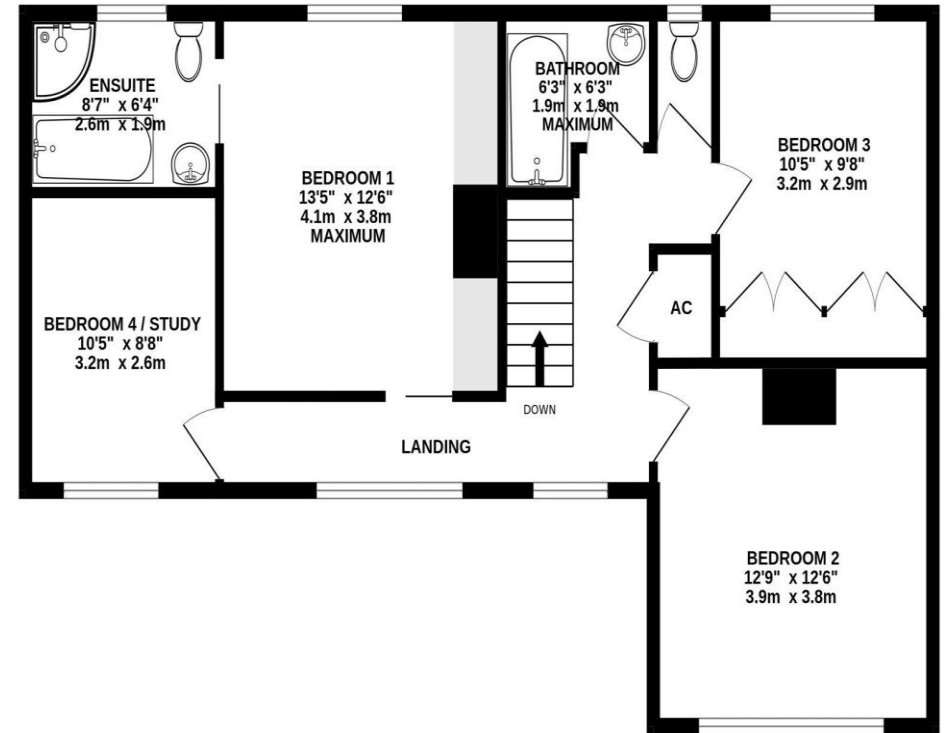




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GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.

TOTAL FLOOR AREA : 1647 sq.ft. (153.0 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		





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Stobart & Hurrell

Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk
enquiries@stobarthurrell.co.uk

01603 782 782

