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2 School Road, Barton Turf, Norfolk, NR12 8AT

Surrounded by the unspoilt beauty of the Norfolk Broads National Park, this two-bedroom semi-detached home enjoys an idyllic setting amidst peaceful waterways, open countryside and abundant wildlife. With Barton Broad just moments away, the property is ideally placed for those looking to embrace the Broads lifestyle, with opportunities for boating, paddleboarding, fishing and birdwatching close at hand. The nearby Rivers Ant and Bure provide an extensive network of navigable waterways to explore.

Set back from the road, the property is approached via a gravel driveway providing off-road parking and access to the front lawn garden. To the rear is a generous enclosed garden, bordered by mature hedging and complemented by a garage, brick-built outhouse and greenhouse, providing excellent space for storage and keen gardeners alike.

Inside, the property is well presented throughout. An enclosed porch opens into the entrance hall, with access to a comfortable lounge and adjoining kitchen/dining room, together with a ground-floor bathroom. To the first floor are two double bedrooms, both benefiting from built-in storage, with the principal bedroom enjoying an en-suite shower room.

The property is ideally positioned for enjoying the surrounding villages and wider area. The neighbouring riverside village of Neatishead is within easy reach and is home to the popular White Horse Inn, while Wroxham, the Capital of the Norfolk Broads, is approximately five miles away and provides an excellent range of shops, cafés, restaurants, boating facilities and everyday amenities. The sandy beaches of the Norfolk coast are less than ten miles away, while the historic city of Norwich can be reached in under 30 minutes, offering extensive shopping, dining, cultural attractions and mainline rail connections to London.

Agents' Note: The property is subject to a local buyer's restriction.

Semi Detached

House

Older

2 Bathrooms

1Reception

2 Bedrooms

Tax Band B

Off-Road Parking

Garage

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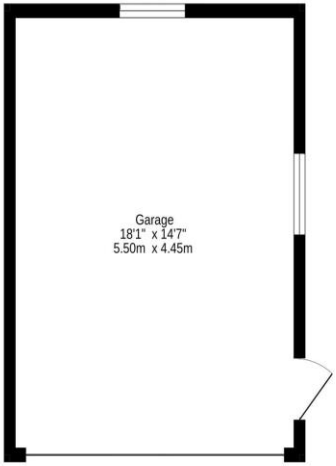
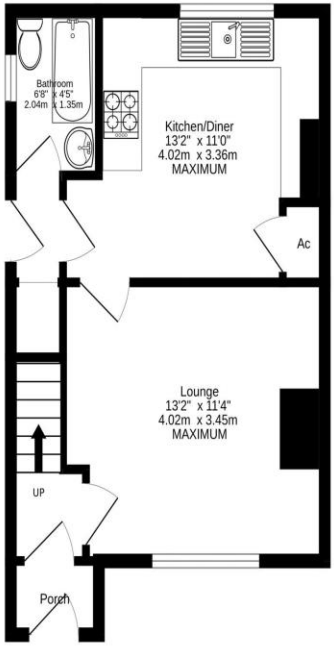
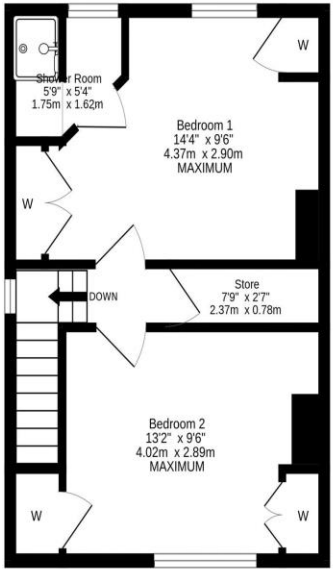
Garage
263 sq.ft. (24.5 sq.m.) approx.



Ground Floor
357 sq.ft. (33.2 sq.m.) approx.



1st Floor
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 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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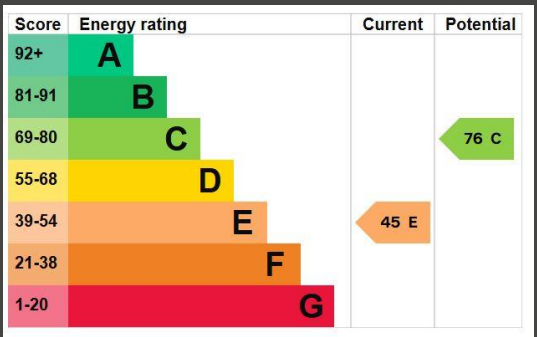

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