



BEST
ESTATE AGENT GUIDE
AWARDS 2024
EXCELLENT
SALES
PRINCIPAL PARTNER
OnTheMarket

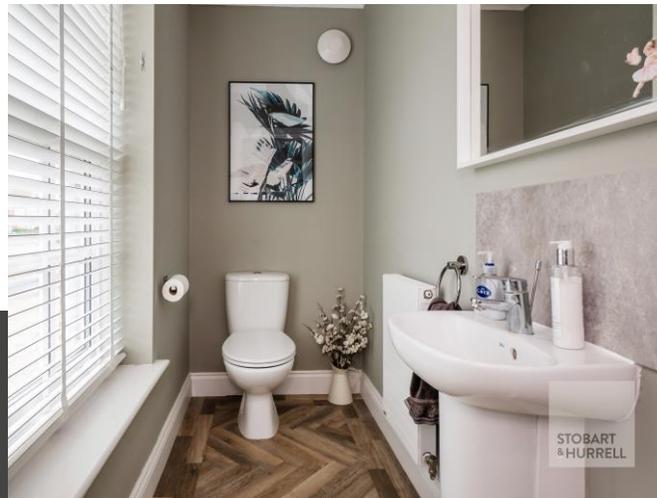
**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER

27 Whiley Lane, Stalham, Norfolk, NR12 9FJ

A beautifully presented detached family home, offered with no onward chain, which has been thoughtfully extended and enhanced by the current owners to create a layout perfectly suited to modern family living. Ideally positioned on a sought-after development on the outskirts of the popular market town of Stalham, the property enjoys easy access to a range of local amenities, including a Tesco supermarket and petrol station, doctor's surgery, library, The Swan Inn, and both primary and secondary schools.

Set back from the road and screened by mature hedging, the home is approached along a paved pathway framed by a low-maintenance front garden. To the side, a private driveway provides off-road parking and access to a converted garage, currently used as a studio but easily reinstated if desired. To the rear, a paved sun terrace, ideal for alfresco dining and entertaining, extends to a neatly maintained lawned garden, bordered by mature shrubs and featuring a timber storage shed and a covered jacuzzi area, creating a perfect outdoor retreat.





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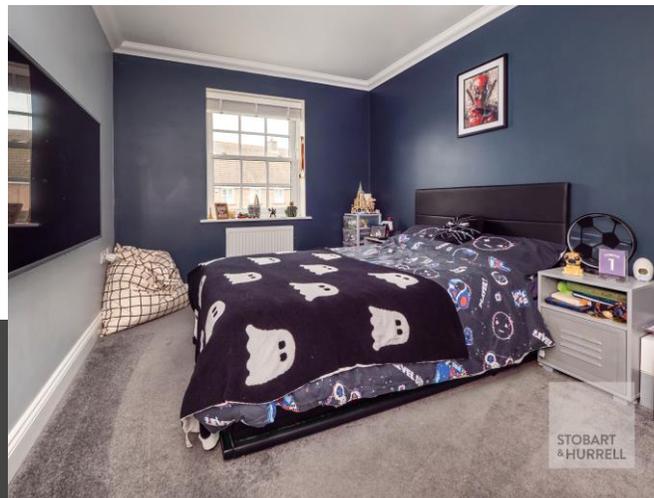
- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- MARKET TOWN LOCATION

- CLOSE TO LOCAL AMENITIES
- FOUR BEDROOMS, ONE WITH EN-SUITE
- VERSATILE, SPACIOUS ACCOMMODATION

- EXTENDED & ENHANCED BY CURRENT OWNERS
- EASY ACCESS TO NORFOLK COASTLINE & BROADS
- AMPLE OFF-ROAD PARKING & CONVERTED GARAGE

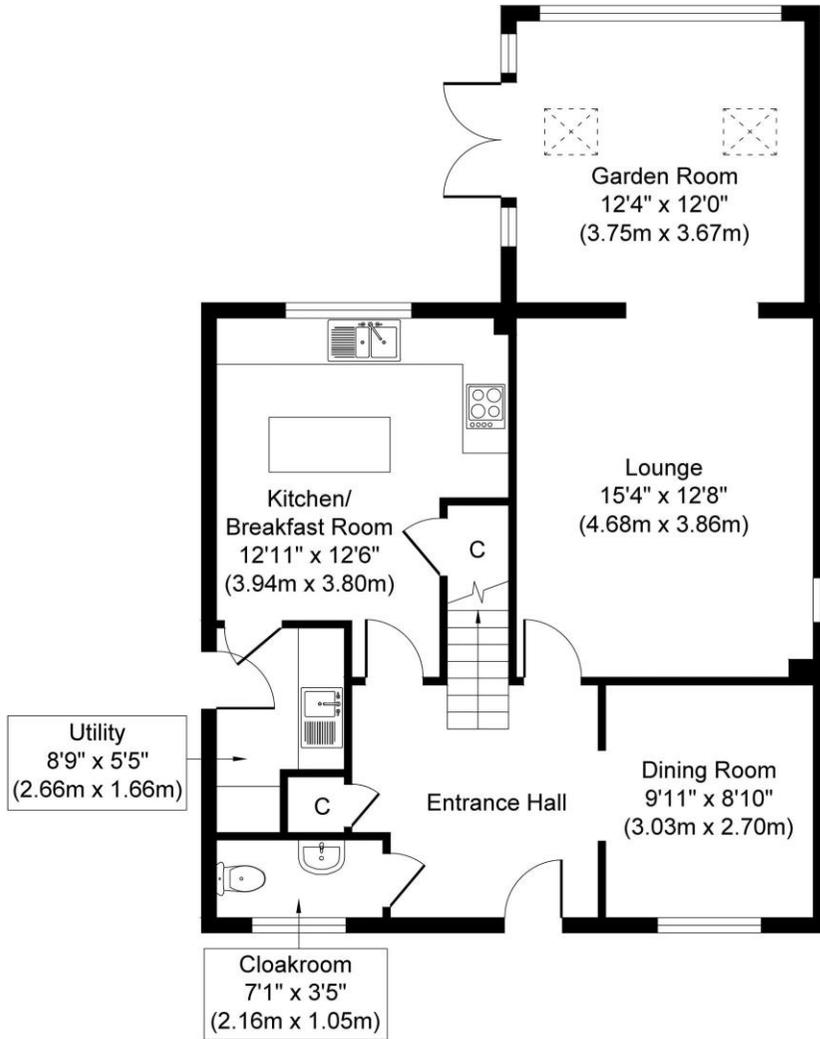
Inside, the accommodation is both spacious and versatile. From the entrance hallway, doors open to a cloakroom, a formal dining room, and a modern kitchen/breakfast room with an adjoining utility room. At the heart of the home is a generous family lounge, leading through to a garden room with a feature log-burning stove and direct access to the rear terrace. Upstairs, a bright landing leads to a family bathroom and four well-proportioned bedrooms, all with built-in storage, including a principal bedroom with an en suite.

Perfectly placed to enjoy the natural beauty of North Norfolk, this home offers easy access to the Norfolk Broads National Park, ideal for boating and nature enthusiasts, and is just a short drive from the sandy beaches of Sea Palling. The historic city of Norwich is also within easy reach, offering an array of shopping, dining, and cultural attractions, making this an ideal home for those seeking space, convenience, and countryside living in equal measure.

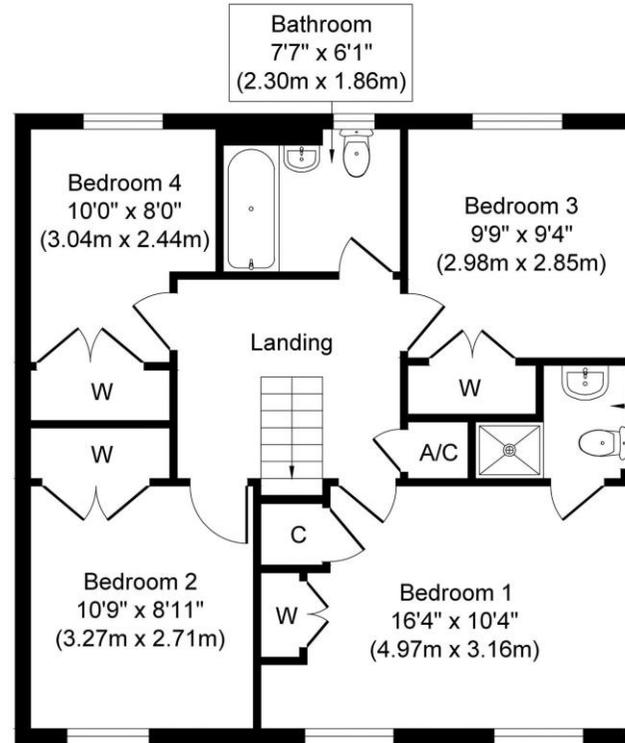




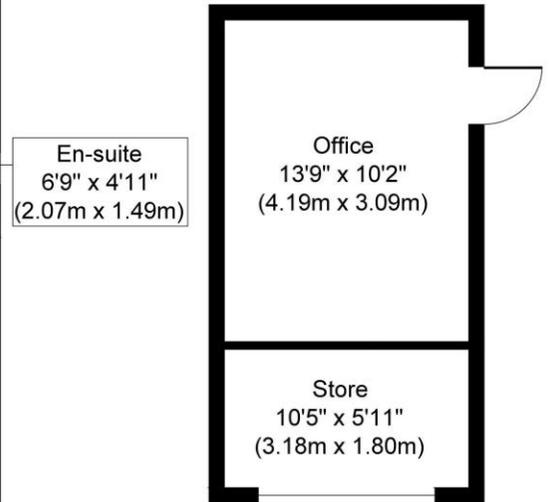
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Ground Floor
Approximate Floor Area
809 sq. ft
(75.11 sq. m)



First Floor
Approximate Floor Area
652 sq. ft
(60.60 sq. m)



Outbuilding
Approximate Floor Area
208 sq. ft
(19.36 sq. m)

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	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.

						
Sales	Property Auctions	Lettings	Property Management	Sale/ Rental Valuation	Estate Administration (Probate)	Land & New Homes
						
Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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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

