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& HURRELL

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WE BRING PEOPLE AND PROPERTY TOGETHER

## 39 Churchfield Green, Norwich, Norfolk, NR7 0HN

- NO ONWARD CHAIN
- ON-SITE MANAGEMENT
- 24 HOUR EMERGENCY CALL SYSTEM

- CUL-DE-SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- POPULAR OVER 55'S DEVELOPMENT

Churchfield Green offers comfortable and independent living for the over-55s within a purpose-built community, benefiting from a welcoming communal lounge hosting a variety of social activities, an on-site manager during weekdays, and 24-hour emergency pull cords for added peace of mind.

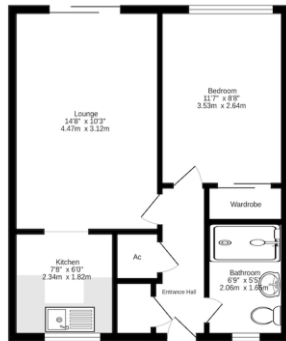
This mid-terrace bungalow is offered with no onward chain and is ideally situated within a quiet cul-de-sac, providing easy access to a wide range of local amenities. These include a pharmacy, doctor's surgery, library, supermarket, petrol station, cafés and restaurants, as well as nearby green spaces and scenic riverside walks.

Set back from the road, the bungalow is approached via a paved pathway bordered by a neatly maintained communal lawn garden, creating an attractive and welcoming entrance.

Internally, the property is well presented and ready to move into, further enhanced by a recently installed electric heating system. An entrance hallway leads to a useful storage cupboard, a modern bathroom with walk-in shower, a bedroom with built-in mirrored wardrobes, a comfortable lounge with sliding doors to the rear, and a fitted kitchen. The property is further enhanced by its proximity to local bus routes, providing convenient access to Norwich city centre, the railway station, and the Norfolk coastline.

Agent's Note: The property is leasehold with approximately 85 years remaining. Service charges are currently £2,987.57 per annum, with ground rent of £264.72 per annum.





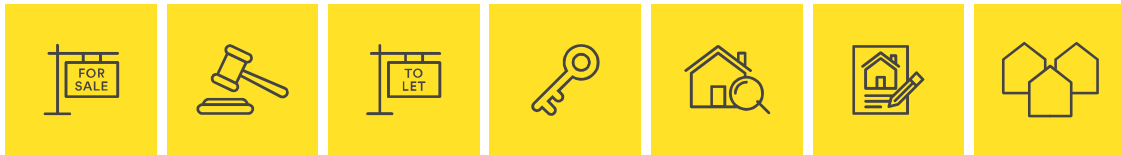
TOTAL FLOOR AREA: 411 sqft (38.4 sq m) approx.

© 2024 Stobart & Hurrell. All rights reserved. This is a preliminary floor plan and is not intended to be used for construction purposes. The actual floor plan may vary slightly from this diagram. The information provided is for general reference only and should not be relied upon for legal or financial purposes. For more information, please contact Stobart & Hurrell.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 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

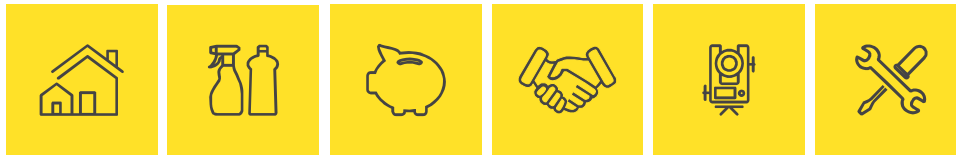
Lettings

Property Management

Sale/ Rental Valuation

Estate Administration (Probate)

Land & New Homes



Second Home Service

Property Cleaning Service

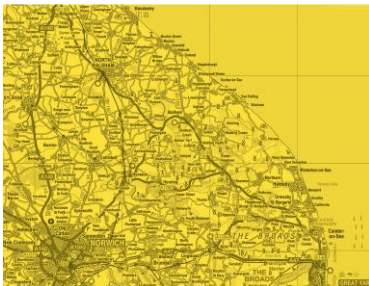
Mortgages

Solicitors

Surveyors

Service Providers

Come in and meet us, visit us on line or call and speak to one of the team to learn more.



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

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)  
[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)  
01603 782 782

