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Field Fare, School Road, Neatishead, Norfolk, NR12 8XH

A stunning detached residence, thoughtfully designed and constructed to an exceptional standard, offering stylish, versatile accommodation ideally suited to modern family living. Situated in the heart of the picturesque riverside village of Neatishead, the property enjoys an enviable position within one of the Norfolk Broads' most sought-after communities, surrounded by unspoilt countryside, abundant wildlife, and an intricate network of waterways.

Despite its idyllic setting, the property benefits from excellent local amenities and a thriving village atmosphere. Within easy reach are a village store, primary school, and the highly regarded White Horse Inn, renowned for its food and local ales. A wider range of facilities can be found in nearby Hoveton, less than three and a half miles away, including secondary schooling, supermarkets, medical facilities, banking services, and access to the renowned Norfolk Broads for boating and leisure pursuits.

Set well back from the road, the property is approached via an expansive shingle driveway providing ample off-road parking, together with access to a garage and carport equipped with an electric vehicle charging point. A neatly maintained front lawn enhances the property's kerb appeal, while to the rear, a generous sun terrace provides the perfect space for outdoor dining and entertaining, overlooking an enclosed lawned garden bordered by mature shrubs and planting.














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- THREE BATHROOMS
- DETACHED FAMILY HOME
- FOUR TO FIVE BEDROOMS
- ELECTRIC CHARGING PORT
- OFF-ROAD PARKING, GARAGE & CARPORT
- GENEROUS ENCLOSED REAR LAWN GARDEN
- AIR SOURCE HEAT PUMP CENTRAL HEATING
- GATEWAY TO THE RENOWNED NORFOLK BROADS
- UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR

Finished to an impressive specification throughout, the accommodation is both elegant and practical. A welcoming entrance hall provides access to a versatile study or fifth bedroom, ideally suited for guests, home working, or multi-generational living, with a nearby shower room. Further accommodation includes a utility room and a comfortable family lounge. The true heart of the home is the spectacular open-plan kitchen, dining, and family room, a light-filled space designed for modern living, featuring double doors to the side and bi-fold doors opening directly onto the rear terrace and garden, creating a seamless connection between indoor and outdoor spaces. On the first floor, four generous double bedrooms provide excellent family accommodation. The principal bedroom benefits from stylish en-suite facilities, while a contemporary family bathroom, complete with both bath and separate shower, serves the remaining bedrooms.

The property's appeal is further enhanced by its proximity to the natural wonders of the Norfolk Broads. Barton Broad, one of the largest and most ecologically significant broads within the National Park, lies nearby and is managed by the National Wildlife Trust as a Site of Special Scientific Interest. The popular waterside village of Wroxham, widely regarded as the "Capital of the Broads", is approximately four miles away, while the stunning North Norfolk coastline can be reached in under ten miles. The historic city of Norwich, with its extensive shopping, dining, cultural attractions, and mainline rail links, is just a thirty-minute drive away.














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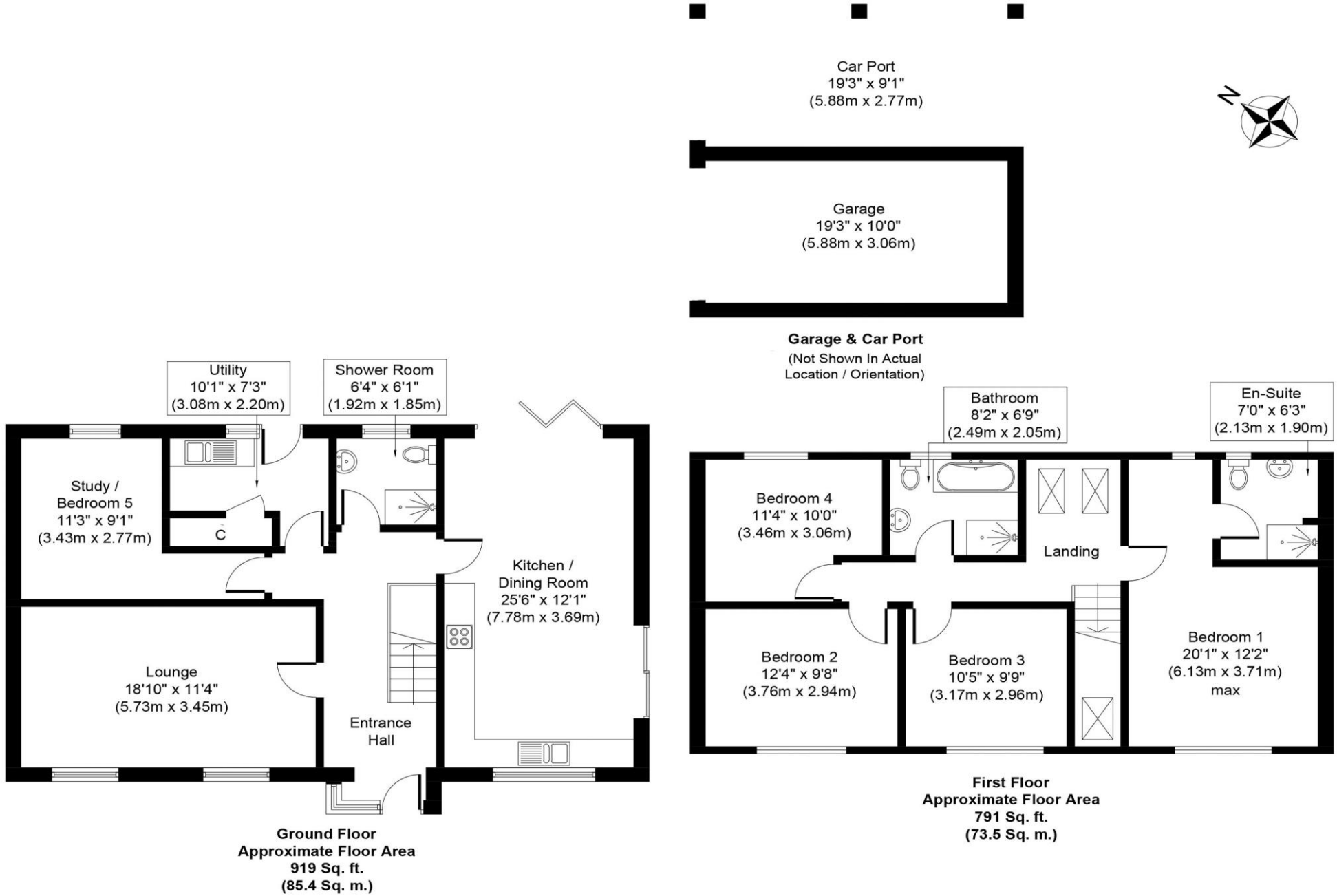

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.


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Butcher's
Common
Neatishead
Primary School
School Rd



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