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Stoneyford, Ferry Road, Surlingham, Norfolk, NR14 7AR

Stoneyford is a link-detached four-bedroom family home, peacefully positioned within the picturesque village of Surlingham, just seven miles south-east of Norwich. Surrounded by open countryside and close to the River Yare, the property enjoys an enviable rural setting with easy access to riverside walks and the natural beauty of the Norfolk Broads. Surlingham is particularly popular with families, walkers and cyclists, with direct access to the renowned Wherryman's Way and National Cycle Route 1. The village has a strong sense of community and offers a selection of local amenities, including a primary school, farm shop, patisserie, café and two traditional riverside pubs. Together, these provide an appealing balance of rural tranquillity and everyday convenience.

The property is approached via a hardstanding driveway, providing ample off-road parking and access to the garage, while the low-maintenance frontage creates a welcoming approach. To the rear, a paved terrace extends onto a beautifully maintained lawn garden, bordered by mature shrubs and established planting. A useful brick-built storage building provides additional practical space, while a decked seating area at the end of the garden offers an ideal spot to relax and enjoy the sunshine. A pond adds further charm, and beyond the garden, far-reaching views stretch across open farmland towards the River Yare, creating a wonderful sense of space, privacy and connection with the surrounding landscape.





STOBART
& HURRELL

- FIELD VIEWS TO THE REAR
- CLOSE TO LOCAL AMENITIES
- OFF-ROAD PARKING & GARAGE

- WELL-PRESENTED THROUGHOUT
- WALKING DISTANCE TO THE RIVER YARE
- FOUR BEDROOMS, MAIN WITH EN-SUITE

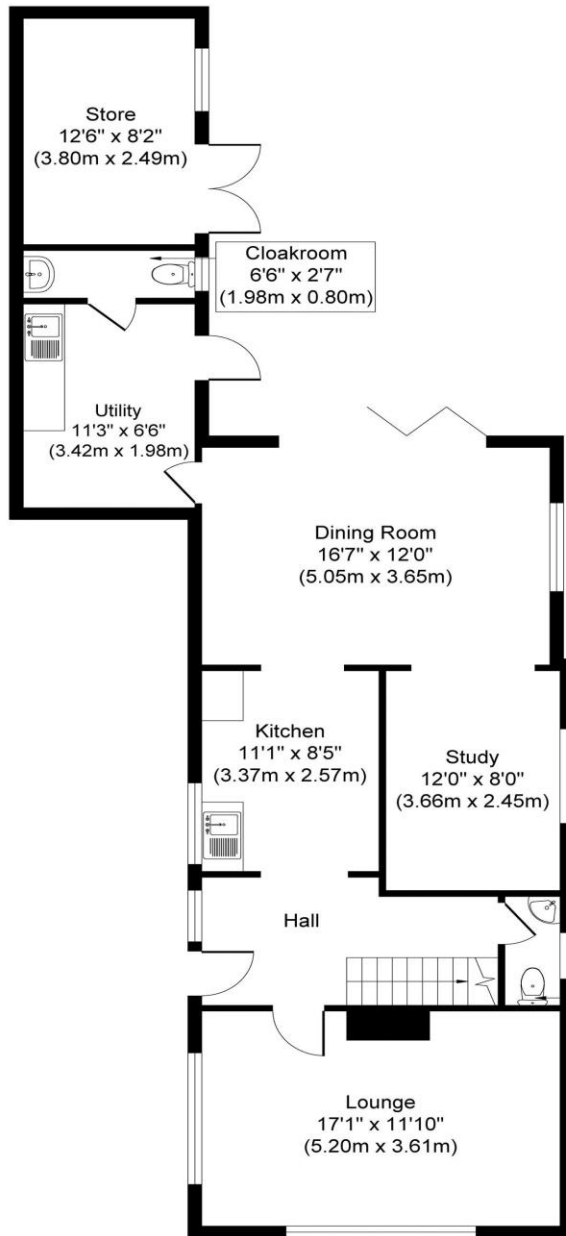
- SEVEN MILES SOUTH EAST OF NORWICH
- ACCESS TO A47, NORFOLK BROADS & COASTLINE
- SOUGHT AFTER BROADLAND RIVERSIDE LOCATION

Internally, the property is well presented throughout and offers spacious and versatile accommodation arranged over two floors. The entrance hallway leads to a convenient cloakroom and a comfortable family lounge, complete with feature fireplace. To the rear is the heart of the home: a generous open-plan kitchen and dining area, with a separate study space providing an ideal home-working environment. Bi-folding doors from the dining area open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. A separate utility room and additional cloakroom further enhance the practicality of the ground floor. Upstairs, there are four well-proportioned bedrooms and a family bathroom, with the principal bedroom benefiting from its own en-suite shower room.

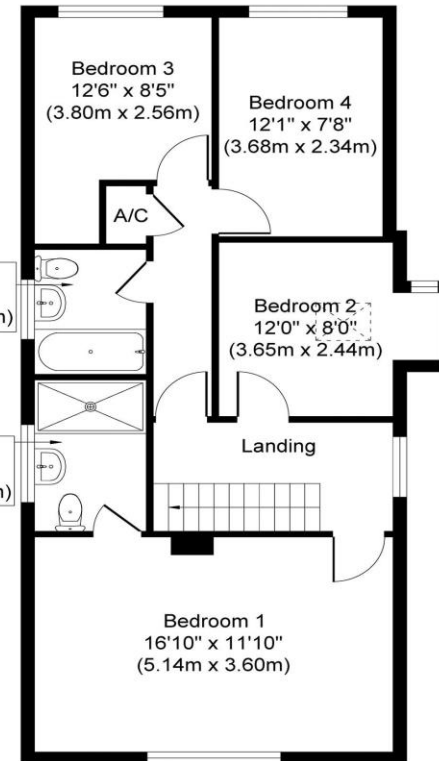
The property's location further enhances its appeal. The River Yare and Norfolk Broads National Park are close by, offering an abundance of opportunities for boating, paddleboarding, fishing and scenic riverside walks. The neighbouring villages of Rockland St Mary and Bramerton provide additional amenities, while the nearby A47 offers convenient access to Norwich, the Norfolk coastline and the wider region.



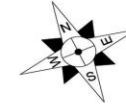




Ground Floor
Approximate Floor Area
843 sq. ft
(78.30 sq. m)



First Floor
Approximate Floor Area
693 sq. ft
(64.39 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		93 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





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Stobart & Hurrell

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