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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



## 2 Church Close, Trunch, Norfolk, NR28 0PT

A well-proportioned two-bedroom detached bungalow, ideally suited to those seeking the comfort convenience of single-storey living while retaining ample space for visiting family and guests. Occupying a pleasant position within the highly sought-after North Norfolk village of Trunch, the property enjoys a quintessential village setting with a strong sense of community, complemented by local amenities including a traditional public house, village hall, and the impressive St Botolph's Church. The beautiful sandy beaches of Mundesley are also just a short drive away.

Set back from the road, the property is approached via a gravel driveway providing off-road parking and access to a garage. A neatly maintained front garden enhances the property's kerb appeal, while the rear garden offers a private and attractive outdoor space, predominantly laid to lawn and bordered by mature trees and shrubs. A paved terrace provides the perfect setting for outdoor dining and entertaining, while a timber storage shed offers practical additional storage.

The accommodation is well presented throughout and offers a comfortable and versatile layout. An enclosed entrance porch opens into a central hallway, providing access to two generous bedrooms, a modern shower room, and a spacious family lounge featuring a characterful fireplace. To the rear of the property, a well-appointed kitchen/breakfast room fitted with contemporary appliances flows into a separate dining room, creating an ideal space for everyday living and entertaining. Further accommodation includes a bright conservatory overlooking the garden and a useful study/utility room, adding flexibility to suit a variety of lifestyles.

The property's appeal is further enhanced by its excellent location, approximately three miles from the thriving market town of North Walsham. Here, residents can enjoy a comprehensive range of amenities including supermarkets, independent shops, schools, healthcare facilities, leisure amenities, and a railway station providing regular services to Norwich and onward connections to London. Combining village charm, practical accommodation, and easy access to both coast and countryside, this delightful bungalow offers an exceptional opportunity to enjoy the very best of North Norfolk living.



Detached



Bungalow



Modern



1 Bathroom



3 Receptions



2 Bedrooms



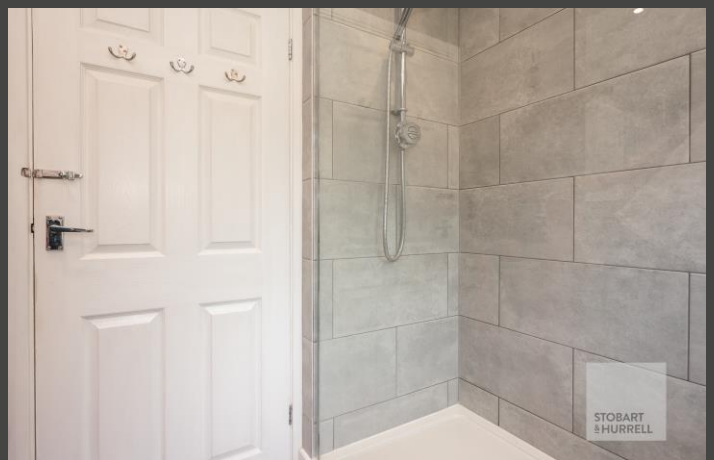
Tax Band C

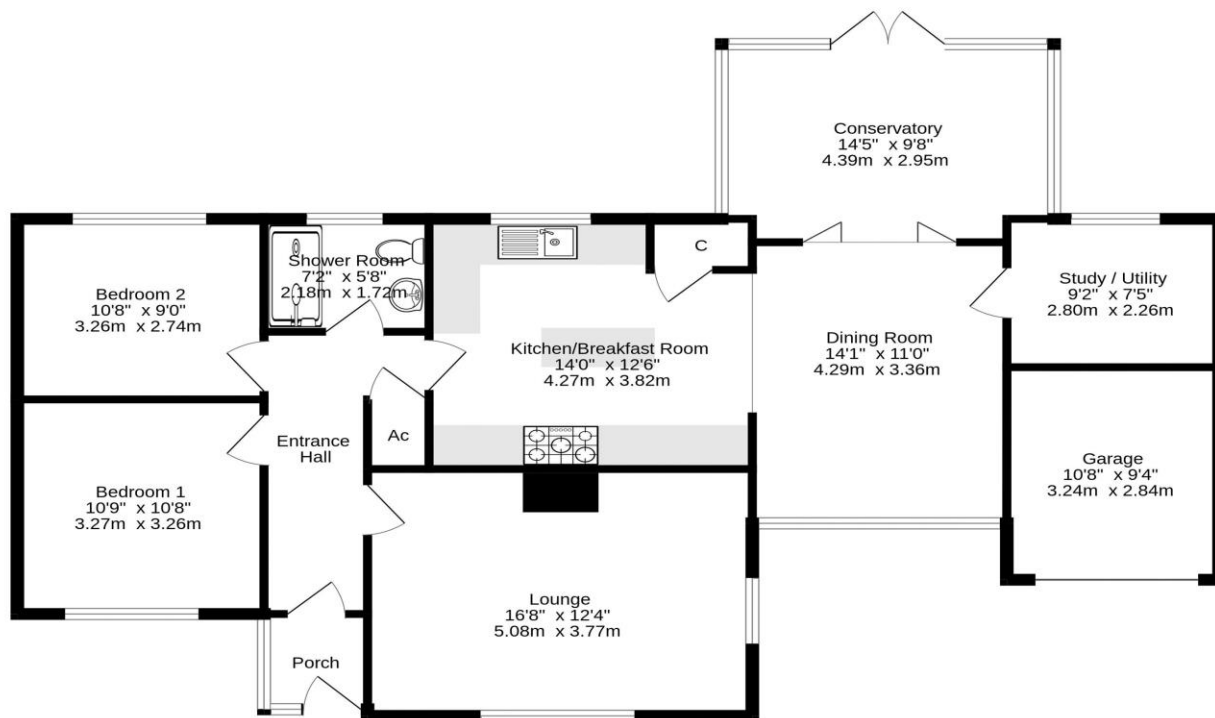


Off-Road  
Parking



Garage





TOTAL FLOOR AREA: 1191 sq.ft. (110.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Stobart & Hurrell

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