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A well-presented three-bedroom detached bungalow, ideally suited to those looking to relocate or embrace the ease of single-storey living, whilst retaining space for visiting family and friends. Situated in the heart of the Norfolk Broads, within the peaceful Broadland village of Catfield, the property enjoys a wonderful rural setting surrounded by open countryside and close to the River Ant and Barton Broad, the second largest of the Norfolk Broads and a haven for wildlife and nature lovers.

The village amenities are less than a mile to the east and include a convenience store and post office, the Crown public house, village hall, church and primary school, while the nearby market town of Stalham, approximately three miles away, provides a wider range of everyday facilities.

Occupying a corner plot on a quiet no-through road, the bungalow is approached via a gravel driveway providing off-road parking and access to the garage. To the rear, a neatly maintained lawn garden is enclosed by mature shrubs and established trees, creating a private and peaceful outdoor space. A garden studio provides useful additional space, ideal for hobbies, a home office or storage.

Inside, the property is well presented throughout and offers a practical and comfortable layout. An entrance hallway provides access to three bedrooms, two with built-in storage and the principal bedroom benefiting from an en-suite shower room, together with a family bathroom. There is also a separate lounge with double doors opening to the garden and a bright and airy open-plan kitchen/dining room, featuring bi-folding doors creating a seamless connection with the rear garden.

The property is ideally positioned for enjoying the best of the Broads, countryside and coast, with the sandy beaches at Waxham and Sea Palling approximately six miles away. For wider shopping, leisure and cultural amenities, the historic city of Norwich is approximately 20 miles to the south-west.



Detached



Bungalow



Older



2 Bathrooms



1 Reception



3 Bedrooms



Tax Band C



Off-Road
Parking

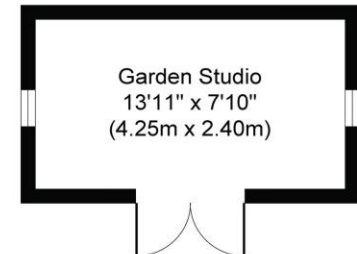
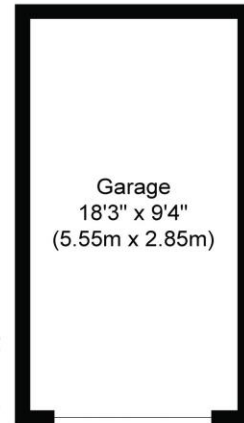


Garage





Approximate Floor Area
969 sq. ft
(90.04 sq. m)



Not shown in actual location/orientation

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		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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