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Merristwood, Wayford, Norfolk, NR12 9LH

Merristwood is a spacious four-bedroom detached bungalow, perfectly suited as a generous family home or as a single-storey residence with ample space for visiting friends and family. Nestled within the peaceful waterside hamlet of Wayford, the property enjoys a tranquil setting amongst a small cluster of similar homes. Everyday amenities are close at hand, with The Wayford Bridge Inn and a garden centre both less than half a mile away.

Set back from the road behind natural hedging, Merristwood occupies a generous plot approaching one-third of an acre. A shingle horseshoe driveway provides in-and-out access, ample off-road parking, and leads to a garage with adjoining workshop. The front garden is expansive and neatly kept, while to the rear, a beautifully maintained lawn is framed by mature flower beds, paved terraces ideal for alfresco dining, and a productive vegetable plot, all overlooking distant field views.





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- FOUR BEDROOMS
- IDEAL FAMILY HOME
- DETACHED BUNGALOW

- WELL-PRESENTED THROUGHOUT
- LESS THAN SIX MILES TO THE COASTLINE
- RENOWNED NORFOLK BROADS LOCATION

- PLOT APPROACHING ONE THIRD OF AN ACRE
- AMPLE OFF-ROAD PARKING, GARAGE & WORKSHOP
- AROUND THIRTY MINUTES TO THE CITY OF NORWICH

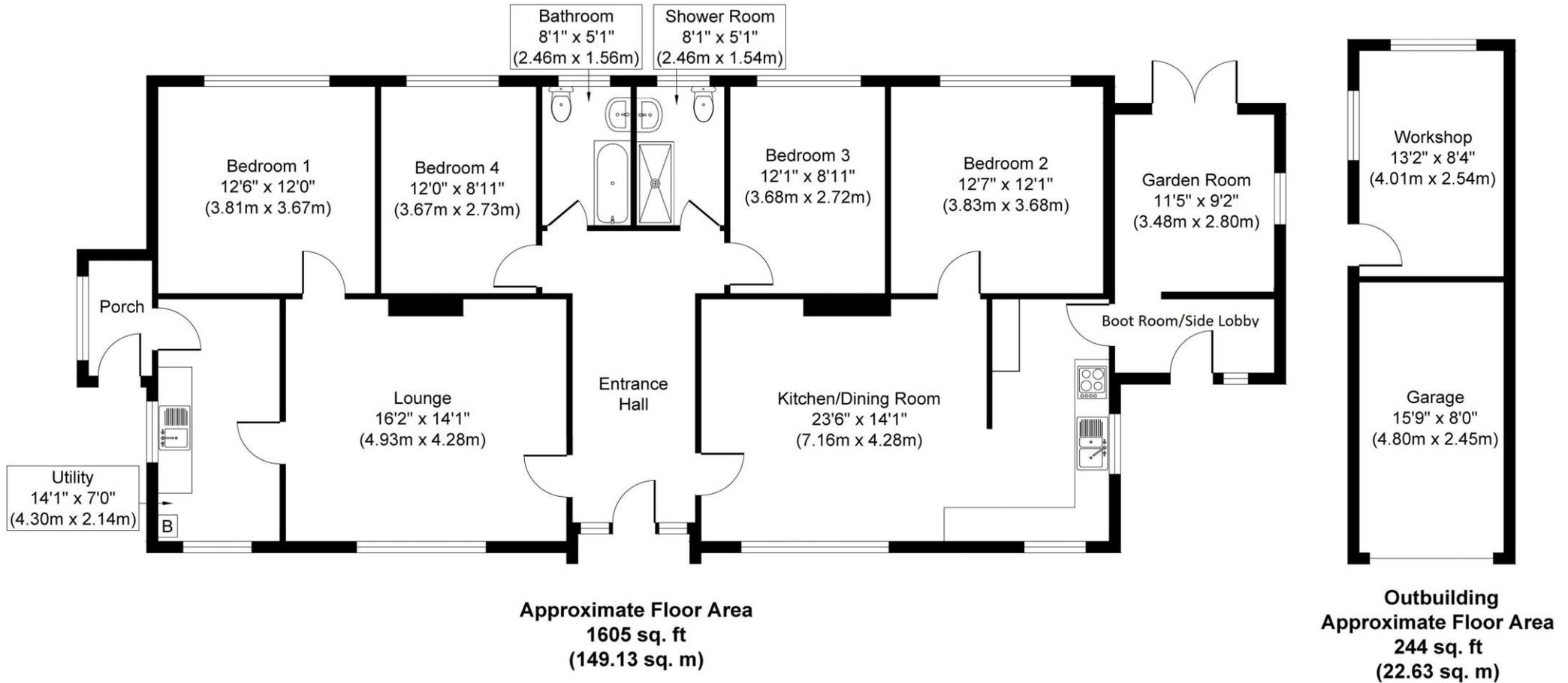
Inside, the property is well-presented and thoughtfully arranged to provide versatile living space. An alternative side entrance leads into a porch and utility, while the main accommodation includes three reception rooms: a welcoming lounge with feature fireplace, an open-plan kitchen and dining room, and a bright garden room with French doors onto the terrace. Four bedrooms and two bathrooms complete the home, offering flexibility for family living or guest accommodation.

Whether you are seeking a permanent family home, a peaceful retreat, or a base for exploring the renowned Norfolk Broads and nearby coastline, Merristwood offers an enviable lifestyle. The neighbouring town of Stalham provides excellent amenities including schools, a range of shops, a supermarket, and a petrol station, all just a short 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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 74 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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|---|---|--|---|---|---|---|
|  |  |  |  |  |  |  |
| 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 | |



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Stobart & Hurrell

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