



**STOBART  
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



A beautifully presented modern detached family home, set within a conservation area at the heart of the highly regarded North Norfolk village of Worstead. The property enjoys a convenient village location close to a range of local amenities, including a church and village hall, pre-school and primary schooling, and a popular public house.

Set back from the road, the property is approached via a side driveway providing off-road parking and access to a garage, complemented by a front lawn garden. To the rear, a paved terrace extends along the length of the property, creating an ideal space for alfresco dining and entertaining. Beyond lies a neatly maintained lawn garden, bordered by established flower beds and incorporating a timber storage shed.

Internally, the accommodation is modern, well-appointed and ready to move into. The entrance hallway leads to a cloakroom and a kitchen breakfast room, which is served by a separate utility room with internal access to the garage, currently utilised as a gymnasium. A generous open-plan lounge and dining room is accessible from both the kitchen and hallway and benefits from double doors opening onto the rear garden, enhancing the sense of light and space. To the first floor are four well-proportioned bedrooms, together with a family bathroom, completing the accommodation.

The property is ideally positioned between the historic market towns of Aylsham, North Walsham and Stalham, as well as the renowned Norfolk Broads capital of Wroxham. Excellent transport links are provided by the Bittern Line railway, with Worstead Station nearby offering direct services to Norwich and onwards to the coastal towns of Cromer and Sheringham.



Detached



House



Modern



1 Bathroom  
1 Cloakroom



1 Reception



4 Bedrooms



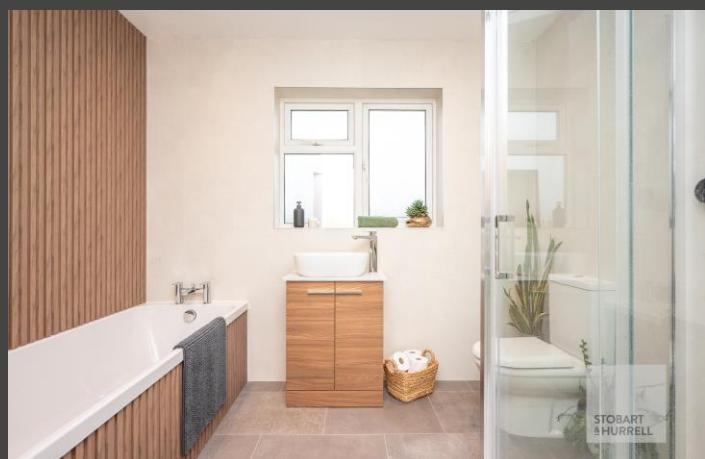
Tax Band D



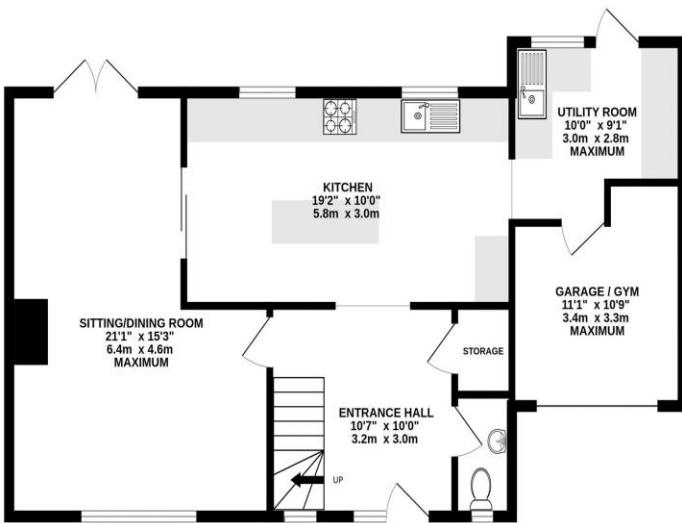
Off-Road  
Parking



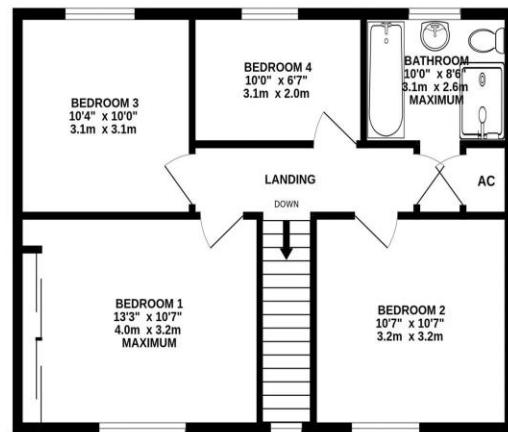
Garage



GROUND FLOOR  
794 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 1386 sq.ft. (128.8 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		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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