



STOBART
& HURRELL

STOBART
& HURRELL

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



2 Thorn Road, Catfield, Norfolk, NR29 5AY

Situated on the edge of the sought-after Broadland village of Catfield, this detached bungalow offers a wonderful opportunity for those seeking to create a home in a tranquil countryside setting. The village provides essential amenities, including a local store and post office, a well-regarded primary school, and The Crown Inn public house. Additional facilities, such as a high school and a supermarket, are available nearby in Stalham, while the beautiful sandy beaches of Sea Palling are just under eight miles to the northeast.

Occupying a generous corner plot with far-reaching field views to the rear, this detached bungalow offers a peaceful rural setting combined with practical outdoor space. The property is approached via a gravel driveway, providing ample off-road parking and access to a detached garage. To the rear, a fully enclosed garden enjoys a neatly maintained lawn, mature shrubs, and a timber storage shed. A spacious terrace offers an ideal spot to relax or entertain, with uninterrupted views across the surrounding countryside.

Internally, the property offers nearly 1,600 square feet of well-appointed living space. The main entrance opens into a welcoming hallway, with separate doors leading to a spacious family lounge and a stylish open-plan kitchen and dining area, perfect for both everyday living and entertaining. An adjoining study provides a quiet retreat for home working, while a separate utility room enhances practicality. Off the hallway, you'll also find a modern family bathroom and four generously sized bedrooms, including a spacious principal suite complete with its own en-suite bath and shower room.

The property also enjoys close proximity to Catfield Common and Hickling Broad, a renowned six-hundred-hectare nature reserve and Site of Special Scientific Interest, making it an ideal location for nature lovers and outdoor enthusiasts.



Detached



Bungalow



Older



2 Bathrooms



3 Receptions



4 Bedrooms



Tax Band E

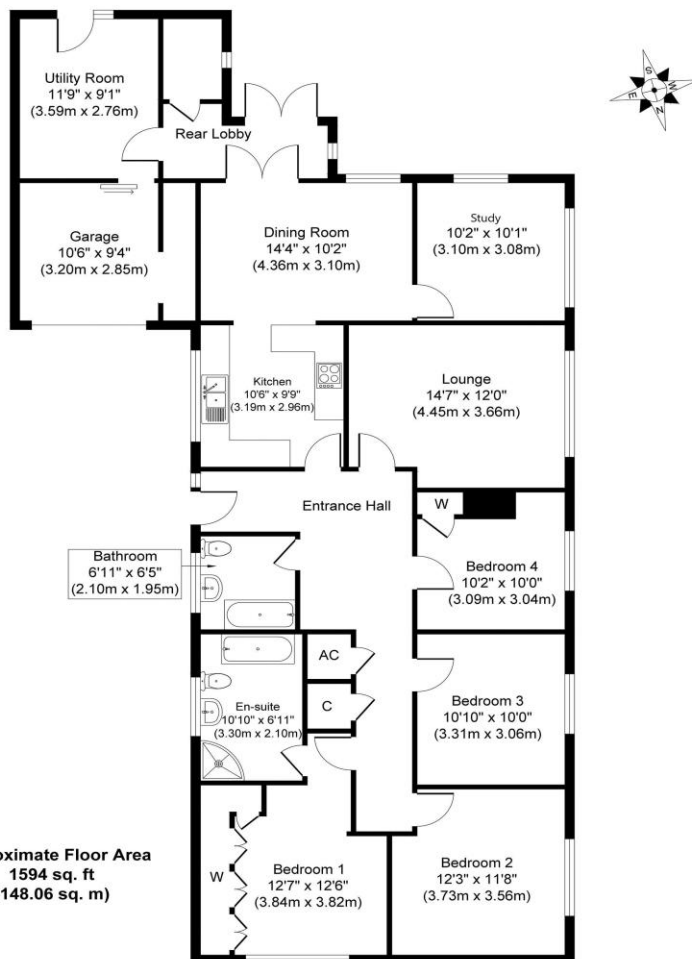


Off-Road
Parking



Garage





Approximate Floor Area
1594 sq. ft
(148.06 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		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782





**STOBART
& HURRELL**



**STOBART
& HURRELL**
MORTGAGES