
abbotFox

Smallburgh, NR12
Guide Price £450,000 - £475,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**











THE DETAIL___

GUIDE PRICE £425,000 - £450,000

abbotFox presents this individually built, detached home, in a popular Broadland village.

Accommodation
Neatly arranged over two floors, the ground floor comprises; an inviting entrance porch and hallway, with four reception areas offering a high degree of flexibility in it's layout, a well proportion kitchen and access to the integral garage. To the first floor, there are three comfortable bedrooms served by a shower room, creating practical and well-appointed accommodation for family life.
Outside, the property continues to impress. The generous rear gardens back directly onto open fields. A substantial timber cabin provides valuable additional accommodation, complemented by an adjoining shower room, making it ideal as a home office, guest suite, studio or leisure space, subject to any necessary consents.

Location
Situated in the popular Broadland village of Smallburgh, This home enjoys the perfect balance of rural surroundings and everyday convenience, with nearby Stalham and Wroxham offering a range of shops, supermarkets, cafés and healthcare facilities. The coast is within easy reach, while the city of Norwich provides extensive shopping, dining and rail links for commuters. Surrounded by beautiful countryside, Smallburgh is an excellent choice for those seeking a peaceful village lifestyle without sacrificing accessibility.

Buyers
The adaptable layout makes Bezant perfectly suited to modern family life. Multiple reception rooms allow space for home working, children's play areas or formal entertaining, while the generous gardens provide plenty of room for outdoor enjoyment.

Our Agent's View
"Individually designed homes in village locations are always in demand, and this is no exception. Whether you're looking for space to grow, entertain or simply enjoy a peaceful setting, this is a property that offers something truly special."





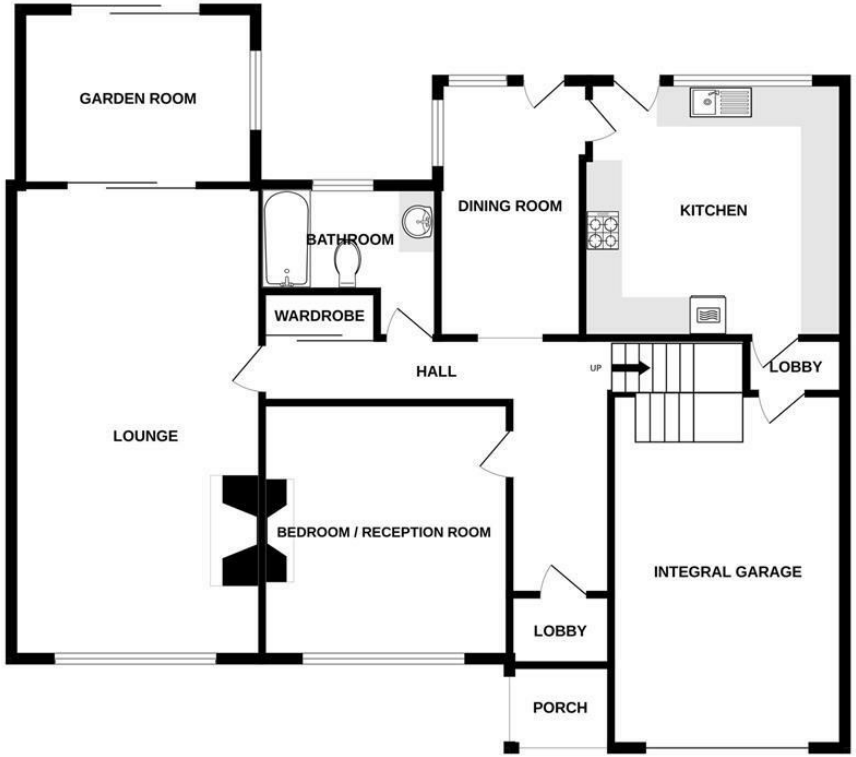




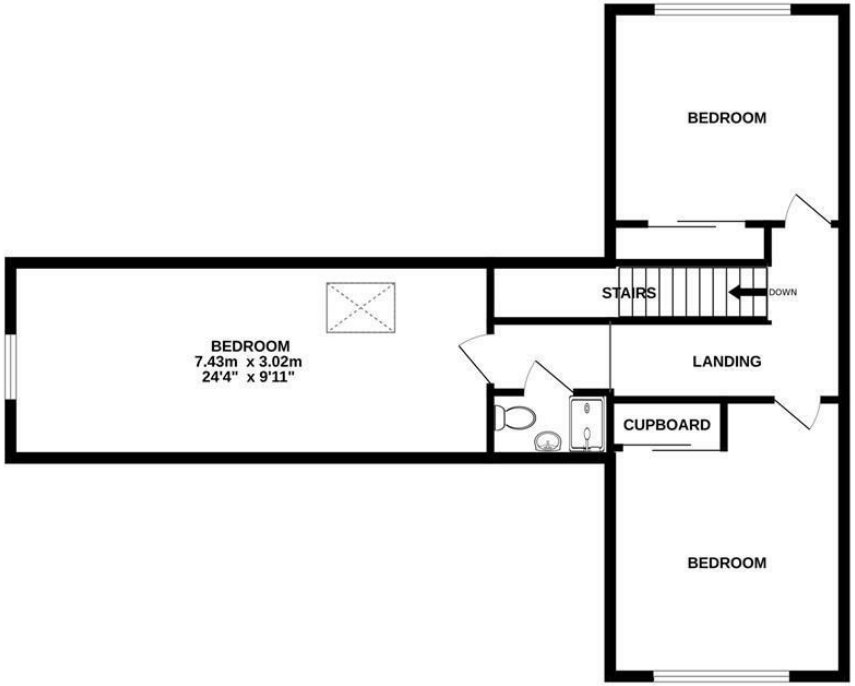
THE HIGHLIGHTS___

- Individually built detached house
- Three / four bedrooms
- Timber cabin with adjoining shower room
- Generous, mature gardens
- Open field views to the rear
- Recently refurbished
- Easy access to Norfolk Broads
- No onward chain
- Ideal family home
- GUIDE PRICE £425,000 - £450,000

GROUND FLOOR
119.7 sq.m. (1289 sq.ft.) approx.



1ST FLOOR
65.4 sq.m. (704 sq.ft.) approx.



TOTAL FLOOR AREA : 185.1 sq.m. (1993 sq.ft.) 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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EPC RATING -

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