



2 Staithe Close, Horning

£350,000 Freehold

Introducing a distinguished three-bedroom detached bungalow, perfect for families, second homeowners, or those seeking a peaceful life in the picturesque Broadland village of Horning. Nestled amidst the high ground between the Rivers, Horning is renowned as a must-visit village on the famous Norfolk Broads.

Location

Nestled in the picturesque village of Horning, Staithe Close enjoys a sought-after location in the heart of the Norfolk Broads National Park. This idyllic setting offers a blend of natural beauty and convenience, with the serene waters of the River Bure just a short stroll away. The village boasts charming pubs, quaint tea rooms, and a selection of local shops, providing a warm and welcoming community atmosphere. Perfect for nature lovers, the surrounding countryside is ideal for scenic walks, boating, and wildlife spotting. Despite its tranquil surroundings, Horning is well-connected, with the bustling town of Wroxham only a 10-minute drive away, offering further amenities and transport links.



Staithe Close

Positioned in a quiet cul-de-sac and set back from the road, this property boasts a welcoming entrance with convenient street parking and a garage. Step inside to discover a beautifully presented interior. The entrance hallway sets the tone, leading to a modern kitchen equipped with integrated appliances such as a fridge freezer and a freestanding cooker, dishwasher, and washing machine.



Flowing seamlessly from the hallway is a generously proportioned lounge/dining room, bathed in natural light through sliding doors that open up to the rear terrace. An inner hallway branches off from the lounge, leading to a separate cloakroom, a shower room, and three bedrooms – two of which offer the practicality of built-in wardrobes.

The secluded detached bungalow is designed to offer an element of privacy, ensuring that it is not overlooked. Residents will appreciate the privacy it offers, providing a tranquil retreat from the hustle and bustle of daily life.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: D

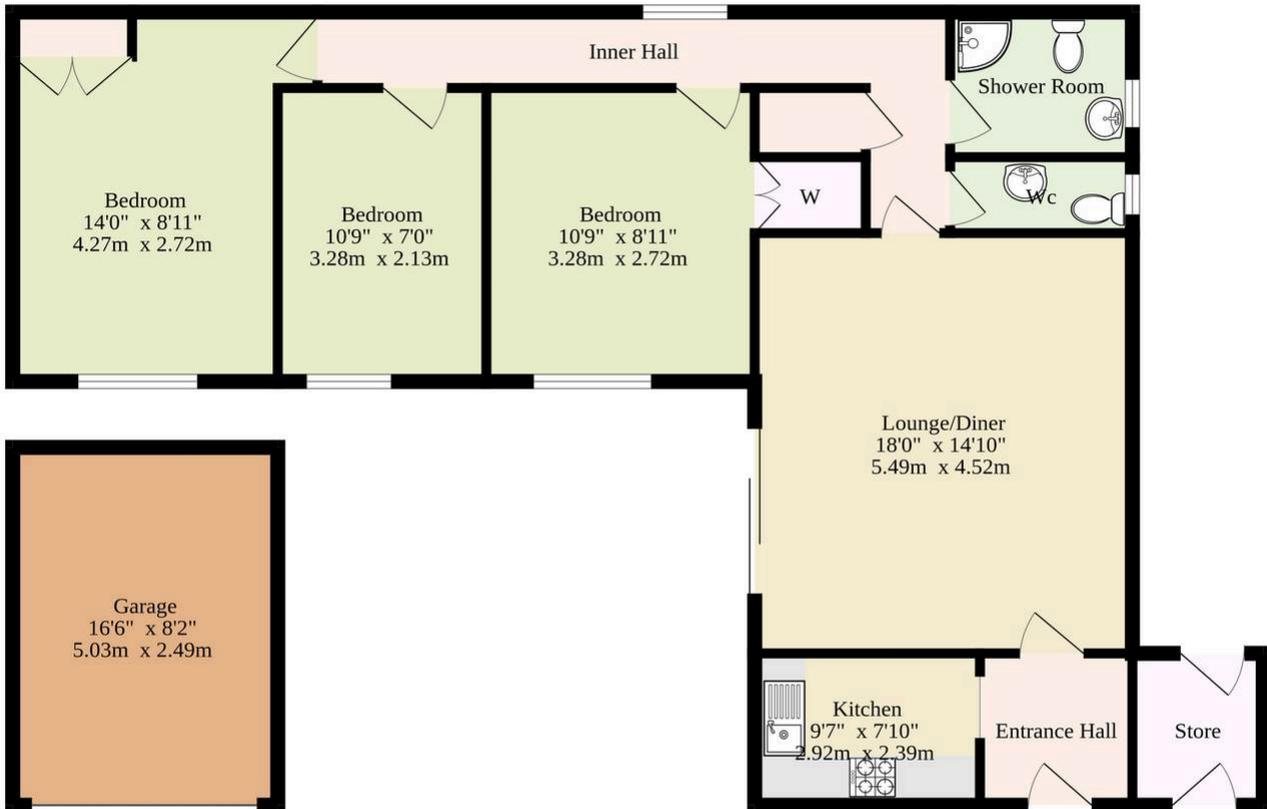
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Ground Floor
737 sq.ft. (68.5 sq.m.) approx.



Sqft Excludes Wc, Shower Room, Inner Hall, Entrance Hall And Store

TOTAL FLOOR AREA : 737 sq.ft. (68.5 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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