



THE STORY OF

# 2 Hillside Road

*Horning, Norfolk*

SOWERBYS





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# 2 Hillside Road

Horning, Norfolk  
NR12 8PG

Unique Three Bedroom Detached Bungalow

Impeccably Presented Throughout

Open-Plan Living Options

Low Maintenance Home

Enchanting Landscaped Gardens

Off-Road Parking and Double Garage

Picturesque Broadland Setting

Highly Sought After Location

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“It is always a pleasure to welcome the family and enjoy a day on the Broads.”

Located in the heart of one of the most popular Broadland villages, this unique home offers all of the convenience and longevity of a bungalow, whilst retaining a wonderful character of its own, spread across 1800 sq. ft. of immaculately presented accommodation.

A large and wide entrance hall welcomes you and sets the tone for a spacious home awash with natural light and fine features. The sociable kitchen/dining room is well balanced with the large formal sitting room – an extraordinary room in its own right with a striking full height bay featuring direct access to the

panoramic views of the garden. The well-equipped utility room and guest WC take care of the essential practicalities.

Three generous bedrooms are tucked to the rear of the home and each bring a character of their own as well as invaluable versatility. The principal bedroom boasts a wealth of integrated storage as well as a box bay giving tranquil views of the gardens that envelope the home. A second double bedroom is complemented by the third, which would easily serve as a study if so desired. The bedrooms are well served by the central main bathroom.













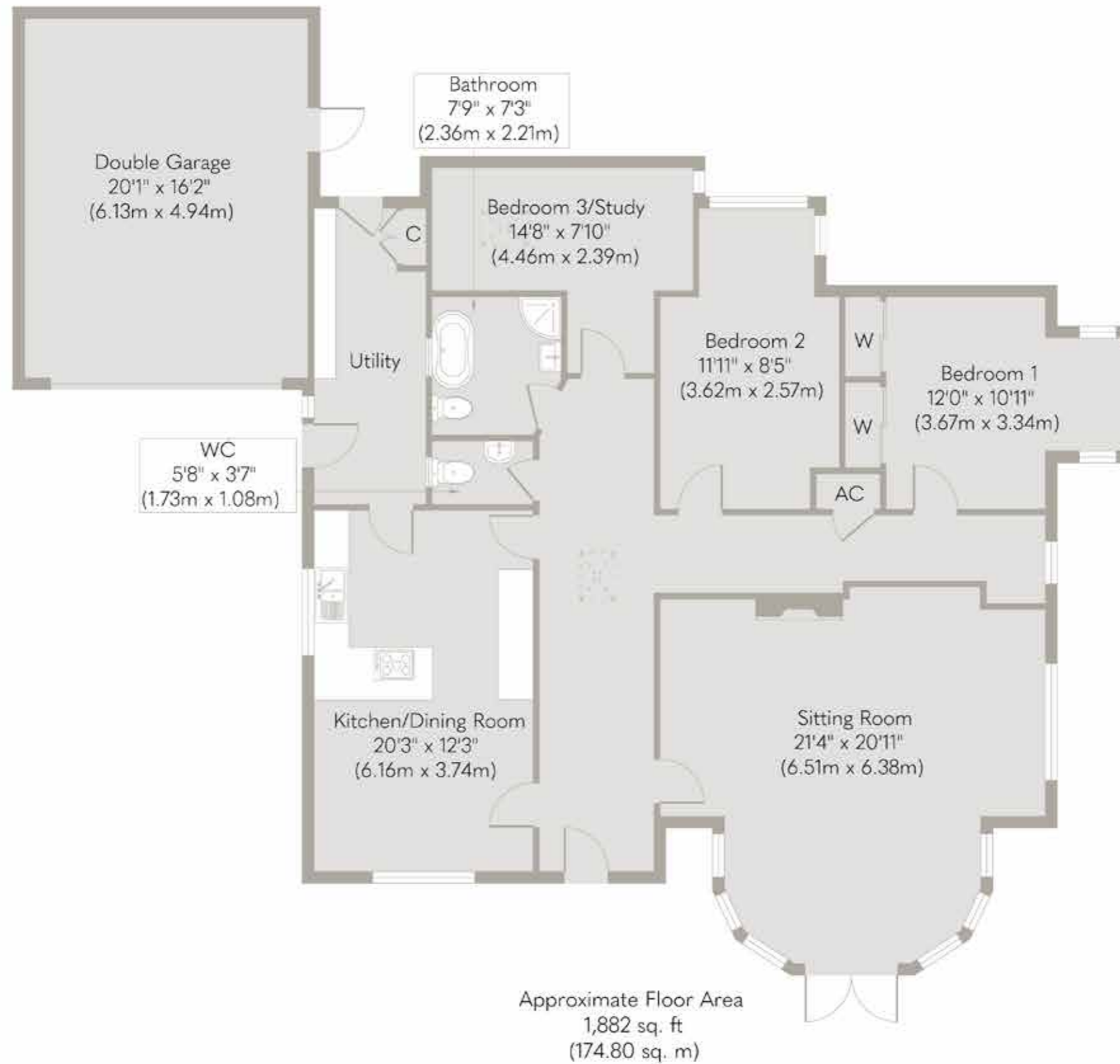
The generous plot is approached via a brick-weave driveway and leads to the double garage. The garden itself is of great pride to the current owners and provides an enviable and lovingly tended environment in which the most fulfilling of lifestyles can be enjoyed.

The manicured lawns are interspersed with thriving flower beds and mature perennials, whilst multiple seating areas make for idyllic spots to make the very best of the all-day sunshine.

“The garden is a wildlife haven in Summer.”







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 misstatement. 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.



ALL THE REASONS

# Horning

IN NORFOLK  
IS THE PLACE TO CALL HOME



On the road between Wroxham and Ludham, the popular riverside village of Horning has a range

of local amenities including shops, a first school, a number of riverside public house/ restaurants and numerous boat yard facilities. The Ferry Inn serves food all day and offers a fantastic outdoor space and plenty of mooring. Situated a short commute away from Norwich with its many amenities, the broads are renowned for their boating culture.

Standing on the river Bure, Wroxham is just four miles by road, and shares its many attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs.

If you would rather stay on dry land, you can wander through the riverside park and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by in a sunshine filled pub garden.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham.

A fun family day out can be had at Wroxham Barns where crafts activities and a Junior Zoo are two of the many activities to enjoy, finishing off with a piece of homemade cake or perhaps a Norfolk brewed cider. For sailing enthusiasts, the Norfolk Broads Yacht Club is situated close by, offering a large club house, ample mooring and many organised events for both members and guests.

A gem in the Norfolk countryside, Horning offers a delightful retreat from the stresses of modern life.



Note from Sowerbys



River Bure through Horning village.

“Such a bustling hub in summer.”

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### SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

D. Ref:- 0350-2370-0280-2777-4951

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///dirt.orbited.myself

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# SOWERBYS



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