



Introducing
Robert Norgate Close
Horstead

SOWERBYS

This contemporary three-bedroom link-detached property is set within the heart of the tranquil Horstead village located opposite the picturesque Horstead Mill. Showcasing an immaculate condition throughout, the property provides the utmost versatility, allowing for modern living with no compromise. In brief the accommodation comprises three double bedrooms with an en-suite to the principal room, high specification kitchen/diner, cosy sitting room, family bathroom and ground floor cloakroom. The property is available August 8th on an initial 12 month tenancy. Upon entering the property, prospective tenants are welcomed into the hallway which leads to the generous ground floor accommodation. The high specification, modern, fitted kitchen features a wealth of both cupboard/worktop units and will be a joy when preparing food. The kitchen is offered with an integral electric oven, hob and fridge freezer with space for a washing machine and dishwasher. The dining area allows for a small table with french doors leading out to the private enclosed patio. The cosy sitting room is bathed in natural light and offers the versatility for all traditional contents/furnishings. The sitting room is complete with a gas fireplace. Completing the ground floor accommodation is a cloakroom with wash basin and WC.

Stairs from the entrance hallway lead prospective tenants to the first floor accommodation which is home to three bedrooms, as well as the family bathroom and en-suite facility. The principal bedroom is comfortably a double room with adequate dimensions for all desired contents/furnishings and is complete with a good-size fitted cupboard. The principal bedroom benefits from an en-suite with shower, wash basin and WC. The second bedroom within the property is again a double room with space for all traditional furnishings. The third bedroom is a smaller double room, which could alternatively be utilised as the perfect office/study space for those working from home. Complementing the bedrooms is the family bathroom featuring shower over bath, wash basin, WC and a wall mounted cupboard.

The property is approached via a gravel driveway providing parking for one vehicle and leading to a single garage with

electric supply. To the rear of the property is a hard-landscaped low-maintenance enclosed garden which lends itself perfectly for entertainment and reception during the upcoming spring/summer months.

The property is fired by gas central heating, has double glazed UPVC throughout, fibre optic broadband and is available 8th August.

HORSTEAD

The village of Horstead is located miles 7 miles from the Cathedral City of Norwich and close to the villages of Hoveton and Horning. Situated a short commute away from Norwich with its many amenities, Hoveton and Wroxham are renowned for their boating culture. Standing on the river Bure, the village is divided by the river and shares its many attractions with the neighbouring Wroxham. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. The Cathedral City of Norwich offers a wide range of shopping, leisure and cultural facilities as well as a main line railway station to London Liverpool Street. Norwich also has an international airport.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

AGENT'S NOTES

No Smoking

No Pets

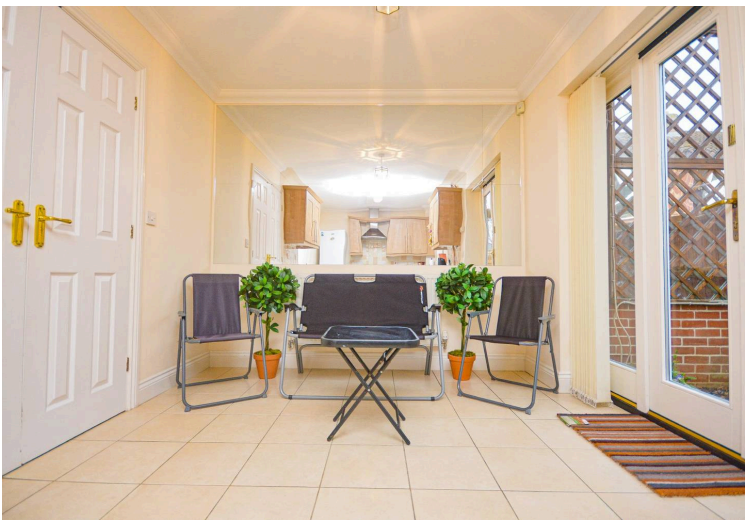
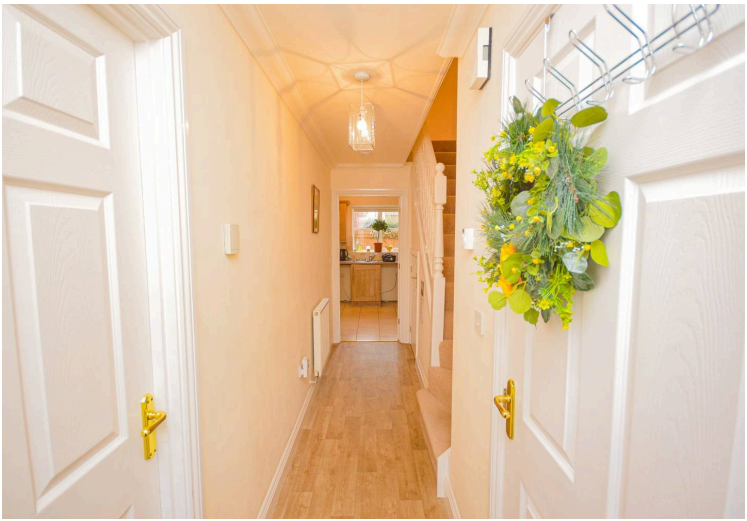
Available 8th August

12 Month Initial Tenancy

Gas Central Heating

LOCATION

What3words: [///agreeable.removing.dancer](https://www.what3words.com/locate/3qgq-4gqg-4ggg)



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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