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## Broadwater Way, Horning, Norfolk, NR12 8LG

A detached property that has been extended by the current owners to create an ideal family home. Nestled on the northern banks of the river Bure in the renowned waterside village of Horning, it is said that if you only visit one village on the famous Norfolk Broads, make it Horning. The property benefits from its location, with easy access to nearby amenities including the majestic 'Swan Inn' and picturesque Lower Street complete with its delicatessen, restaurants and cafes which run parallel to the river.

Set back from the road, the property is approached over a brick weave driveway, bordered by mature shrubs and providing ample off-road parking. To the rear, a paved terrace, with a pond, extends away from the property to a beautifully landscaped south facing garden with a lawn surrounded by well-established lush greenery, paved walkways and a greenhouse.

Well-presented throughout, the property enters into an entrance hallway, currently used as a study area with a separate cloakroom. From the hallway a door leads through to an inner lobby where there is access to a generous open plan lounge dining room and a fitted kitchen. Sliding doors from the dining area open out to the rear terrace and a doorway from the kitchen leads into a side lobby providing access to both the front and rear gardens. To the first floor, a family bath and shower room and three bedrooms complete the accommodation.

If you are looking for recreation or relaxation, the river Bure runs through the centre of the village with access to the Norfolk Broads, ideal for a boating adventure, fishing and wildlife watching. Also within easy reach is access to the city of Norwich, or the sandy beaches of the Norfolk coastline, all within a thirty-minute car journey, or a short bus or train journey.



Detached



House



Older



1 Bathroom  
1 Cloakroom



2 Receptions



3 Bedrooms



Tax Band C

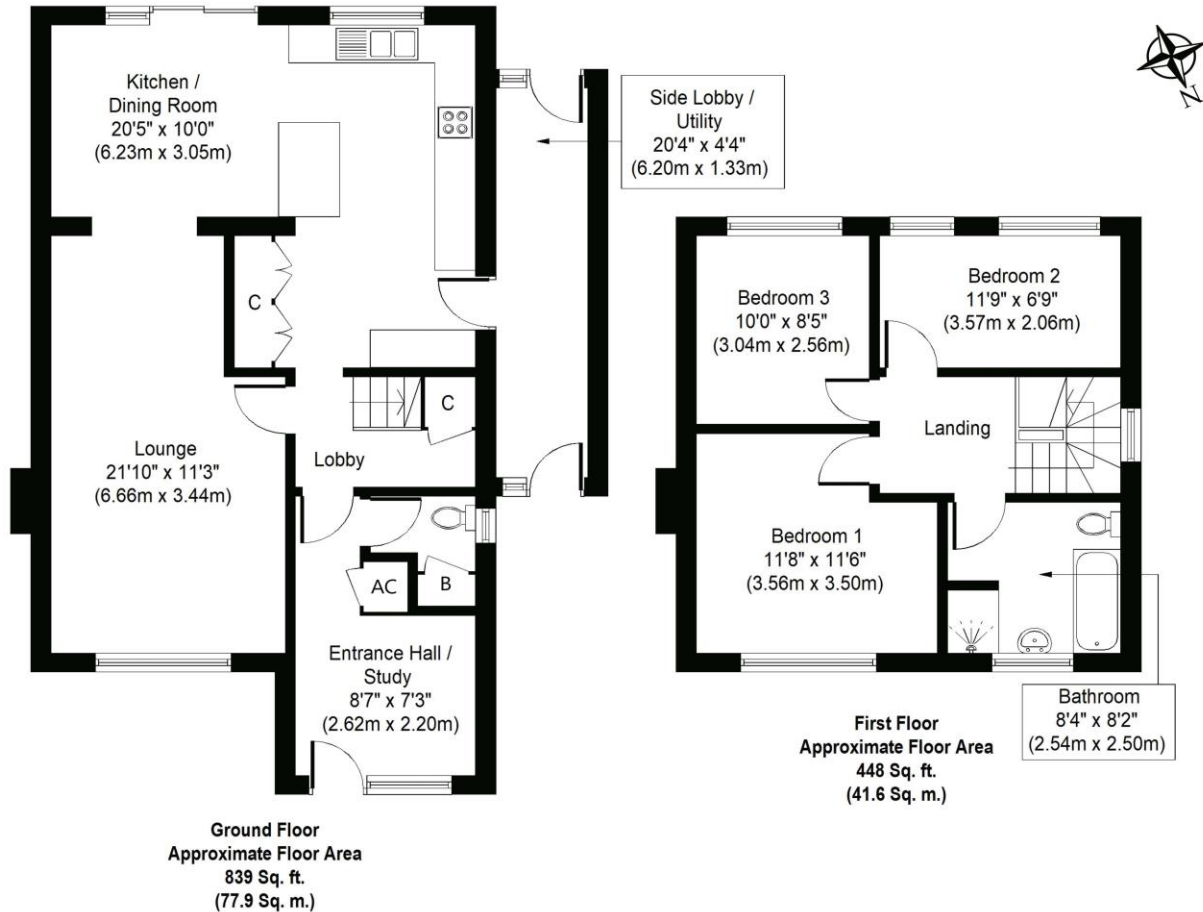


Off-Road  
Parking



No  
Garage





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		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Stobart & Hurrell

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