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Lower Street, Horning, Norfolk, NR12 8AA

A spacious town house, with no onward chain, ideal as a family home, escape to the country or as a holiday let. Located within the heart of the much-sought village of Horning, positioned along the meandering waterways, between Wroxham and Ludham, it enjoys a village setting with easy access to the local amenities that include a convenience store, primary school, village hall and recreational park as well as riverside eateries at The Swan and New Inns.

Set back from the road, the property is approached over an easy to maintain brick weave frontage. To the rear there is a paved terrace, ideal for socialising with friends and family. The property also benefits from road side parking, a garage and views towards the river Bure via a nearby slipway.

Well-presented throughout, the property enters into a hallway where separate internal doors lead into a cloakroom and a family lounge with an adjoining dining room and double doors that lead out to the rear terrace. A further door from the hallway leads into a kitchen with access to the dining room. To the first floor, a family bathroom and four bedrooms, the master with an en-suite, completes the accommodation.

Lower Street is further complemented in its proximity to the riverside villages of Wroxham and Hoveton, known as the 'Capital of the Broads', an area of approximately eighty-five acres of riverways, woodlands and residential development. It affords the perfect opportunity for a river cruise, lunch at one of the many cafes and restaurants or a shopping spree in the famous Roys department store. The recent opening of the duelled Northern Distributor Road further complements the property's proximity to the historic city of Norwich.

Agent's note – The property is subject to the grant of probate being issued.



Terraced



House



Older



2 Bathrooms
1 En-Suite



2 Receptions



4 Bedrooms



Tax Band E

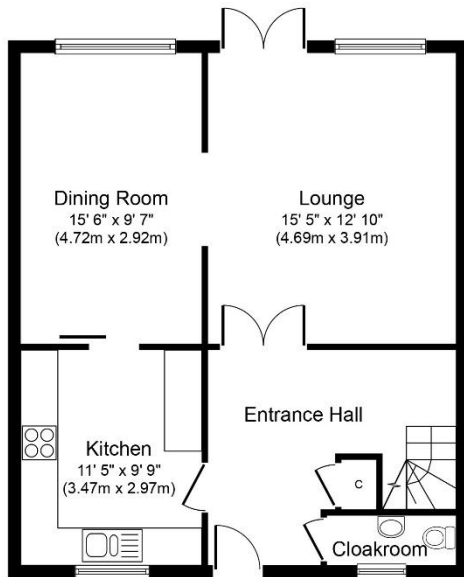


Road Side
Parking

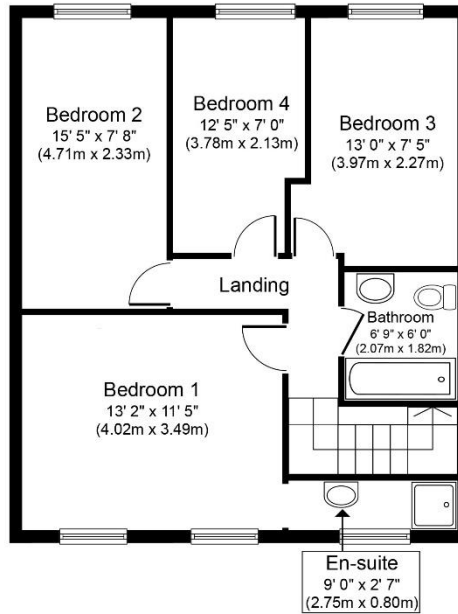


Garage

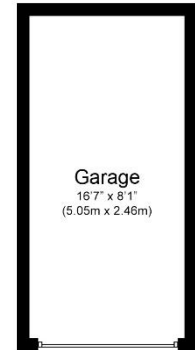




Ground Floor
Approximate Floor Area
624 sq. ft.
(58.0 sq. m.)



First Floor
Approximate Floor Area
624 sq. ft.
(58.0 sq. m.)



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

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782



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