

**SALES & LETTINGS**

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# Abbot Road, Horning, Norfolk, NR12 8PN

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A handsome, detached family home, located in the picturesque waterside Broadland village of Horning, lining the northern bank of the River Bure, the property benefits from its easy access to the local amenities including waterside pubs, shops, restaurant and tea rooms. The Horning Ferry on the outskirts of the village provides a perfect base from which to explore the Norfolk rivers, for a leisurely stroll or lunch at the famous Ferry Inn, the original of which dates back to around 1840. It is said that if you only visit one village on the famous Norfolk Broads, make it Horning.

Set well back from the road, the property is approached over a brick weave driveway, providing ample off-road parking and access to a front lawn garden and a double garage. To the rear of the property a paved terrace extends away to a neatly maintained lawn garden bordered by mature shrubs. To the side of the property a further terrace with raised beds provides the perfect opportunity to establish a kitchen garden.





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- CUL-DE-SAC LOCATION
- DETACHED FAMILY HOME
- CLOSE TO LOCAL AMENITIES

- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF-ROAD PARKING & DOUBLE GARAGE
- FOUR BEDROOMS, MASTER WITH EN-SUITE

- LOCATED ON THE FAMOUS NORFOLK BROADS
- NEATLY MAINTAINED FRONT & REAR GARDENS
- LESS THAN THIRTY MINUTES TO NORWICH OR COASTLINE

Well-presented throughout, the property enters into an entrance hallway where separate internal doors lead into a cloakroom and a family lounge with a bay window and a feature fireplace. A further door from the hallway leads into a modern open plan kitchen dining room with an adjoining snug, with double doors that lead out to the rear garden. To the first floor, a family bathroom and four bedrooms, three with built in storage and the master with an en-suite shower room, completes the accommodation.

Life at the property is further complemented in its proximity of less than four miles to the Broads Capital of Wroxham, where you will find excellent retail therapy in Roys Department store and supermarket, a post office, dentist and doctors surgery, numerous independent retailers, river cruises, restaurants, cafes and schooling for all ages. Slightly further afield of approximately eleven miles is the capital city of Norwich or the Norfolk Coastline.





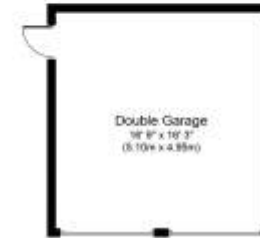
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**Ground Floor**  
 Approximate Floor Area  
 736 sq. ft.  
 (68.4 sq. m.)



**First Floor**  
 Approximate Floor Area  
 738 sq. ft.  
 (68.6 sq. m.)



**Garage**  
 Approximate Floor Area  
 276 sq. ft.  
 (25.5 sq. m.)



While 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 lending 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		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Stobart & Hurrell

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