

SALES & LETTINGS

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7 Petersfield Drive, Horning, Norfolk, NR12 8FB

A beautifully presented, family home located in a prime position in the popular riverside village of Horning, elevated above the picturesque Lower Street with its amenities and waterside eateries, which make Horning an idyllic place to escape to the countryside for recreation or relaxation on the sedate banks of the renowned Norfolk Broads.

Situated in a cul-de-sac, the property is approached over a block-weave driveway that provides ample off-road parking and access to an integral garage. To the front, a pathway, bordered by a well-maintained lawn garden, leads to a side gate and access to the rear garden, where a broad sun terrace extends away from the property to a picturesque lawn garden with a woodland backdrop. A timber gate beyond the rear lawn leads to a wooded canopy that provides a wealth of space for garden maintenance or the possibility to escape for a sense of restful solitude.





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- WATERSIDE VILLAGE
- WOODED BACKDROP
- INTEGRATED APPLIANCES

- OFF-ROAD PARKING & GARAGE
- ELEVATED CUL-DE-SAC LOCATION
- ENCLOSED REAR GARDEN WITH TERRACE

- FOUR BEDROOMS, MASTER WITH EN-SUITE
- BEAUTIFULLY PRESENTED, DETACHED FAMILY HOME
- LESS THAN THIRTY MINUTES TO NORWICH OR THE COASTLINE

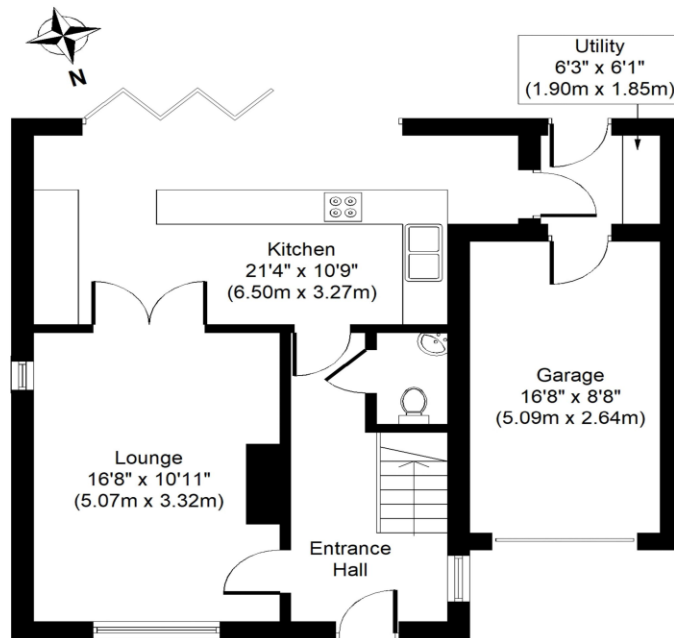
Superbly decorated throughout, the property enters into a welcoming entrance hallway with separate doors to a cloakroom and a family lounge with double doors into a bright and contemporary kitchen diner with generous bi-folding doors opening out to the sun terrace. Separate doors from the kitchen return to the hallway and practical utility with access to the rear garden and integral garage. To the first floor, a family bathroom and four bedrooms, one currently being used as a dressing room, the master with an en-suite shower room and two with fitted wardrobes, completes the accommodation.

Life at the property is further complemented in its setting; a leafy stroll down to the waters-edge and the majestic 'Swan Inn' and picturesque Lower Street complete with its delicatessen and eateries, which run parallel to the river. Just under one and a half miles to the local Primary School and less than four miles to Wroxham with its High School, Norfolk Yacht Club and Railway Station.



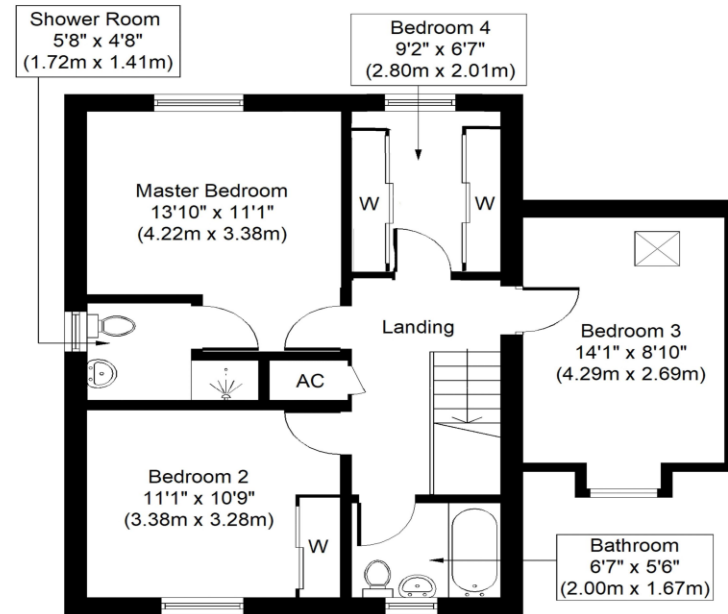


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Ground Floor
Approximate Floor Area
555 Sq. ft.
(51.6 Sq. m.)

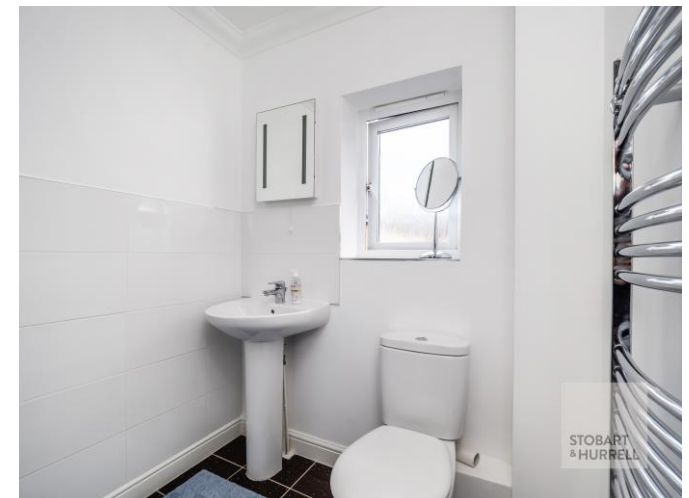
Garage
Approximate Floor Area
140 Sq. ft.
(13.0 Sq. m.)



First Floor
Approximate Floor Area
651 Sq. ft.
(60.5 Sq. m.)

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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	80
		EU Directive 2002/91/EC	





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Stobart & Hurrell

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