



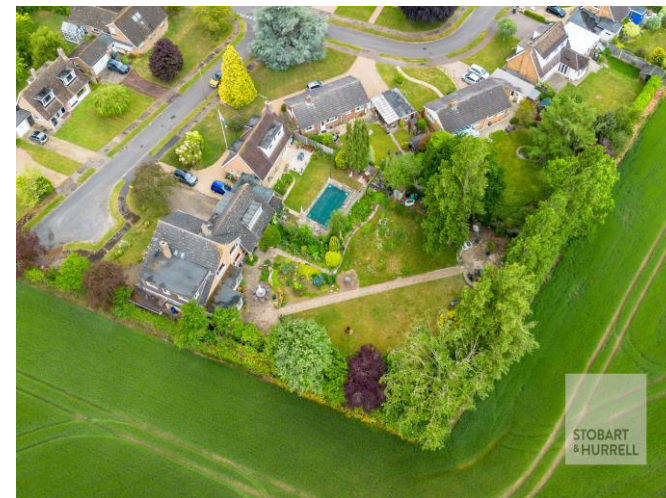
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3 Benedict Road, Horning, Norfolk, NR12 8PH

A detached family home nestled on the northern banks of the River Bure; this property enjoys a tranquil setting in the sought-after waterside village of Horning—ideally positioned between Wroxham and Ludham along the scenic Norfolk Broads. The village offers a wealth of local amenities, including a convenience store, well-regarded primary school, village hall, recreation park, and a variety of popular eateries and traditional public houses.

Set on a generous plot approaching half an acre, this substantial property enjoys a peaceful position set well back from the road. It is accessed via a brick weave driveway, offering ample off-road parking and leading to an adjoining garage with additional storage space.

To the rear, a spacious terrace—perfect for entertaining or relaxing with family and friends—extends onto a large lawned garden, beautifully framed by mature trees and established shrubs, offering both privacy and a picturesque outlook.





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- FOUR RECEPTIONS
- DETACHED FAMILY HOME
- POTENTIAL FOR IMPROVEMENT

- OFF-ROAD PARKING AND GARAGE
- FIVE BEDROOMS, TWO WITH EN-SUITES
- POPULAR RIVERSIDE VILLAGE LOCATION

- PLOT APPROACHING HALF OF AN ACRE
- OVER 3000 SQ FT OF ACCOMMODATION
- LESS THAN FOUR MILES TO HOVETON AND WROXHAM

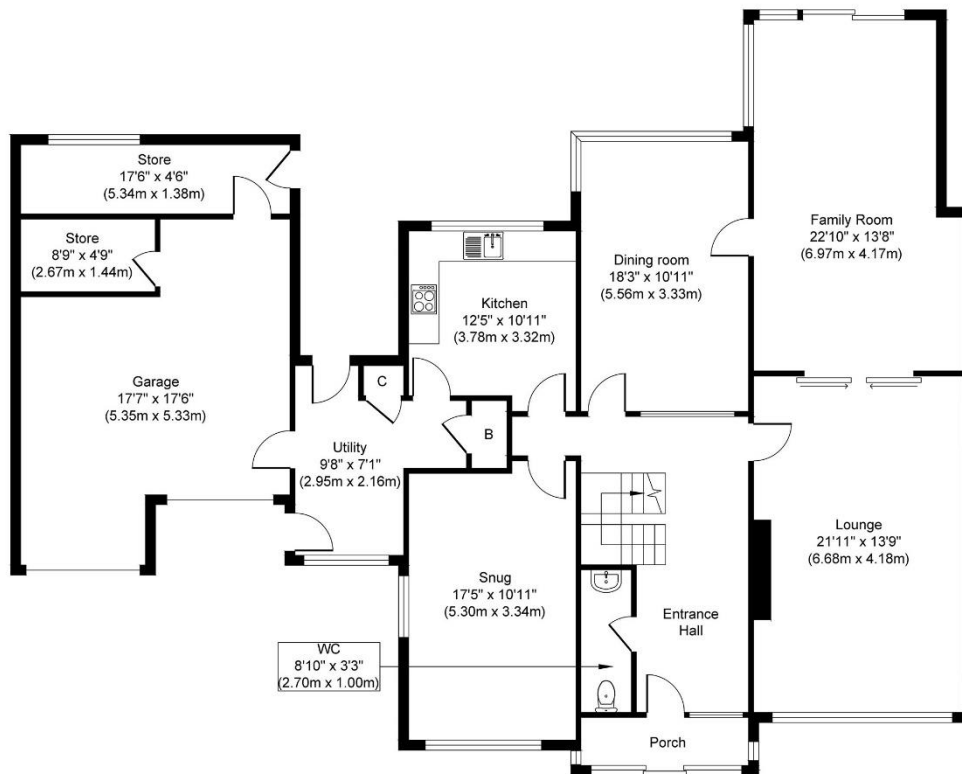
Internally, the home offers spacious and versatile accommodation across two floors, now in need of a programme of modernisation—providing a superb opportunity for buyers to renovate and personalise to their own tastes and lifestyle needs. On the ground floor, there are four generous reception rooms, ideal for flexible family living, entertaining, or working from home. A separate kitchen and utility room further enhance the functionality of the layout. Upstairs, a broad landing gives access to five generously sized bedrooms, including a Jack and Jill bathroom, a family bathroom, and a separate shower room, offering ample facilities for a busy household. A substantial games or hobby room provides additional versatile space—ideal for recreation, or a creative studio—making this an excellent choice for larger or multigenerational families seeking room to grow.

This home is further enhanced by its close proximity to the vibrant riverside villages of Wroxham and Hoveton—often referred to as the Capital of the Broads. With their unique blend of picturesque waterways, woodland walks, and bustling amenities—including cafés, restaurants, and the iconic Roys department store—the area is ideal for those seeking both serenity and community. Whether you're looking to enjoy a river cruise, explore the countryside, or simply unwind by the water, this location offers the perfect Norfolk lifestyle.

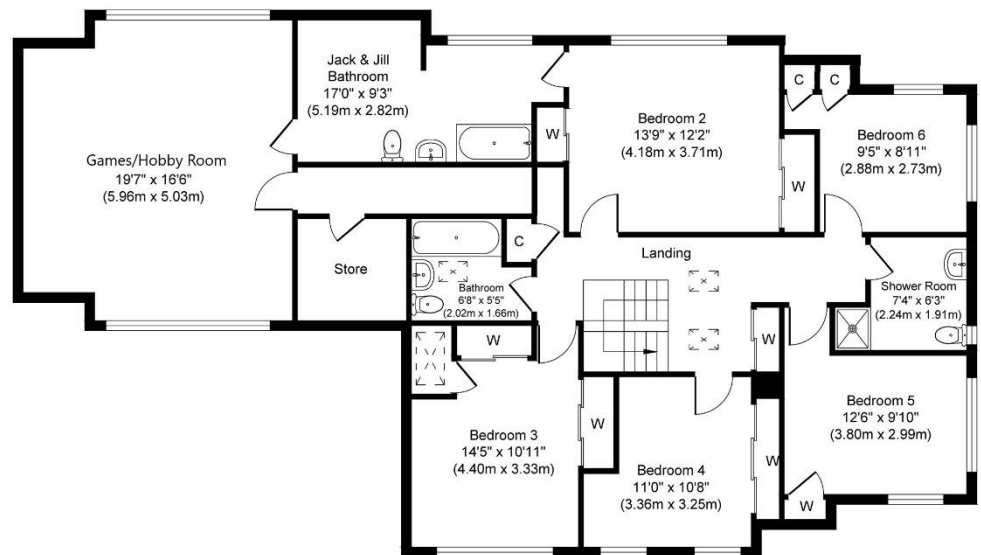
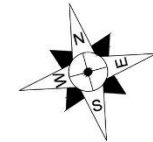




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Ground Floor
Approximate Floor Area
1515 sq. ft
(140.77 sq. m)



First Floor
Approximate Floor Area
1597 sq. ft
(148.38 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. 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.

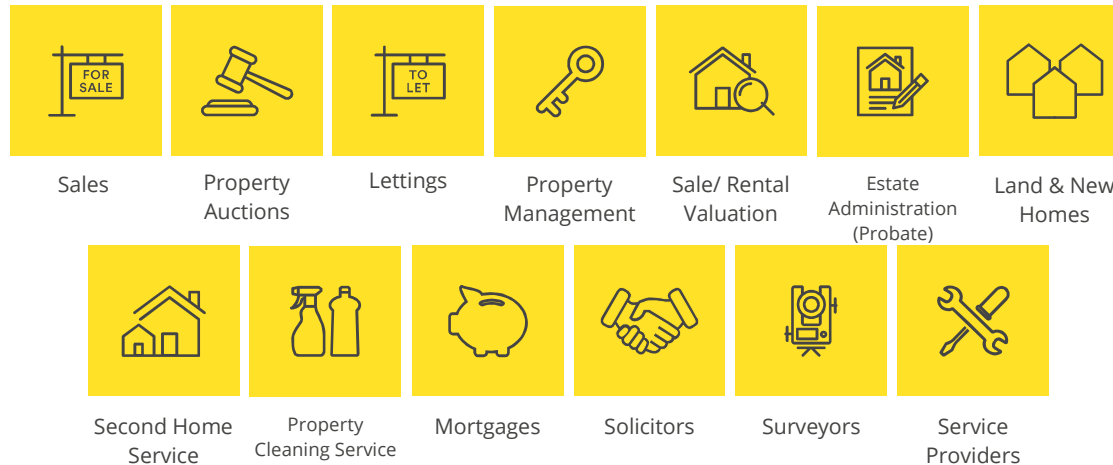


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		





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