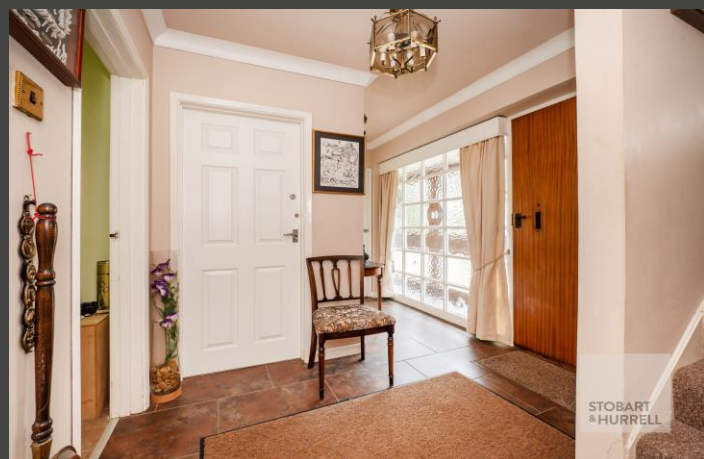




**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



1 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 back from the road, the property is approached via a shingle driveway, providing ample off-road parking and access to an adjoining garage. To the rear, a neatly maintained lawned garden is framed by paved terraces and features a former swimming pool, which, with recommissioning, could be transformed into a fabulous outdoor leisure space.

Internally, the home offers spacious and versatile accommodation, now in need of a programme of modernisation—presenting a fantastic opportunity for those looking to create a home tailored to their style and needs. An enclosed porch leads into a welcoming entrance hallway, from which separate doors open to a cloakroom, a dedicated study or fourth bedroom, and a kitchen/breakfast room with access to a side lobby and the garage. To the rear, an expansive open-plan lounge and dining room features double doors opening onto the rear garden, creating a seamless indoor-outdoor flow. Upstairs, the property is completed by a family bathroom and three bedrooms, two of which benefit from built-in storage, offering comfortable and practical living space.

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.



Detached



House



Older



1 Bathroom
1 Cloakroom



2 Receptions



3/4 Bedrooms



Tax Band E

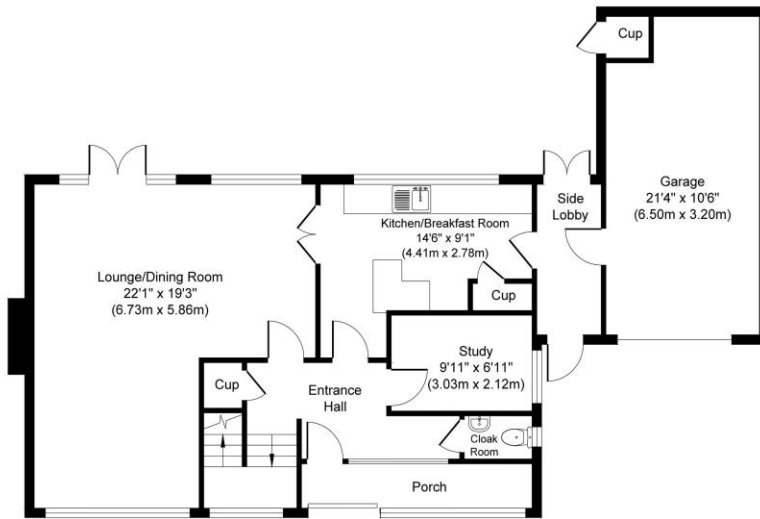


Off-Road
Parking

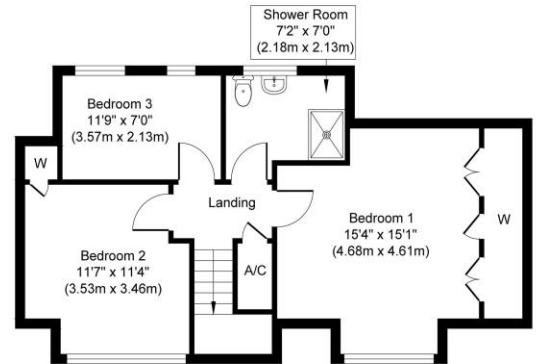


Garage





Ground Floor
Approximate Floor Area
802 sq. ft
(74.51 sq. m)



First Floor
Approximate Floor Area
549 sq. ft
(51.05 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		82 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



**STOBART
& HURRELL**



**STOBART
& HURRELL**
MORTGAGES