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A charming mid-terrace period home, perfectly suited as a first home or an investment opportunity, set in the sought-after riverside village of Horstead, bordering the delightful Georgian village of Coltishall, often described as the 'Gateway to the Norfolk Broads'. Just twenty minutes northeast of Norwich, this property combines village living with easy access to the city.

The property is approached via a pretty gravel pathway, framed by a lawned front garden with mature shrubs. To the rear lies a generous, enclosed garden, an inviting outdoor space complete with a versatile garden studio and a traditional brick-built storage outhouse.

Well-presented throughout, the interior begins with a welcoming lounge, with stairs rising to the first floor and a doorway through to the fitted kitchen. Beyond, a rear lobby leads to the family bathroom. Upstairs, there are two bedrooms, including a double with built-in storage.

The location is as appealing as the property itself. Within just 100 metres is the award-winning Recruiting Sergeant pub and restaurant, while the amenities of Coltishall's picturesque Georgian high street are only 300 metres away. Families will also appreciate being less than a mile from the village's Outstanding-rated primary school and medical practice.



Terraced



House



Older



1 Bathroom



1 Reception



2 Bedrooms



Tax Band B

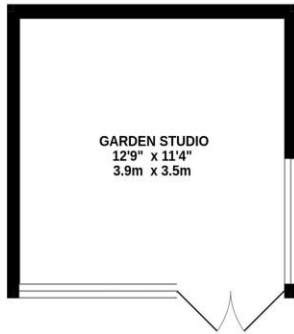


No
Parking

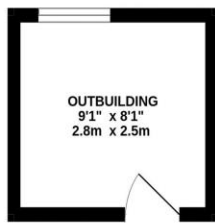


No
Garage



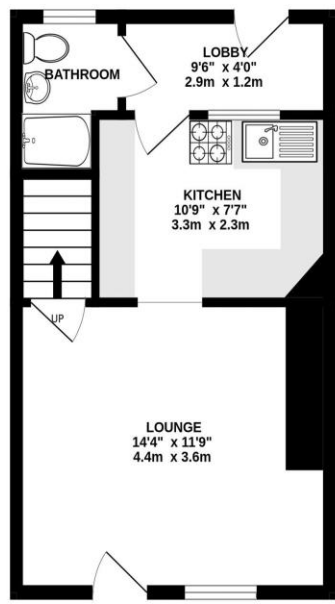


GARDEN STUDIO
12'9" x 11'4"
3.9m x 3.5m

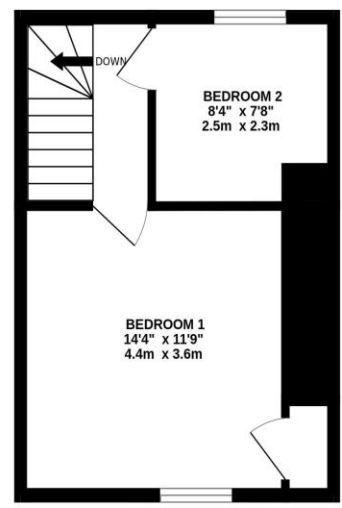


OUTBUILDING
9'1" x 8'1"
2.8m x 2.5m

OUTBUILDINGS
218 sq.ft. (20.2 sq.m.) approx.



GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR
258 sq.ft. (24.0 sq.m.) approx.

TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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