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4 Parkland Close, Horning, Norfolk, NR12 8PW

An exceptional detached residence, comprehensively renovated to an exacting standard, creating a sophisticated contemporary family home of remarkable quality. Discreetly positioned within a quiet cul-de-sac in the heart of the Norfolk Broads, the property occupies an enviable plot of approximately one third of an acre within the highly sought-after village of Horning.

Perfectly placed for village life, the property lies within easy reach of local amenities including the renowned Swan Inn, Horning Sailing Club and the charming riverside setting of Lower Street, offering an array of delicatessens, cafés and restaurants, all running parallel to the water's edge.

Set well back from the road, the house is approached via an elegant gravel driveway leading to a sweeping front lawn, generous off-road parking and a substantial double garage with internal store. To the rear, an expansive paved terrace flows seamlessly from the living space into beautifully landscaped gardens, predominantly laid to lawn and framed by mature shrubs and established trees, providing an exceptional level of privacy and a tranquil backdrop for outdoor entertaining.





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- CLOSE TO AMENITIES
- SOUGHT AFTER LOCATION
- DETACHED FAMILY RESIDENCE

- A STROLL TO THE WATER'S-EDGE
- THIRTY MINUTES TO CITY & COASTLINE
- OFF-ROAD PARKING & DOUBLE GARAGE

- STUNNING PRESENTATION THROUGHOUT
- PLOT MEASURING APPROX. ONE THIRD OF AN ACRE
- FOUR BEDROOMS, MASTER WITH EN-SUITE & DRESSING ROOM

The interior is impeccably presented throughout and opens into a spacious and welcoming entrance hallway. The ground floor offers two well-appointed bedrooms with built-in storage, one enjoying direct access to the rear garden, alongside a refined snug or fourth bedroom, a contemporary shower room and a separate utility. At the rear of the property lies the true heart of the home: a striking open-plan kitchen, dining and family space, flooded with natural light and designed for modern living, with bi-folding doors opening onto the rear terrace. This space flows effortlessly into a generous lounge featuring a statement fireplace and access to the terrace overlooking the grounds.

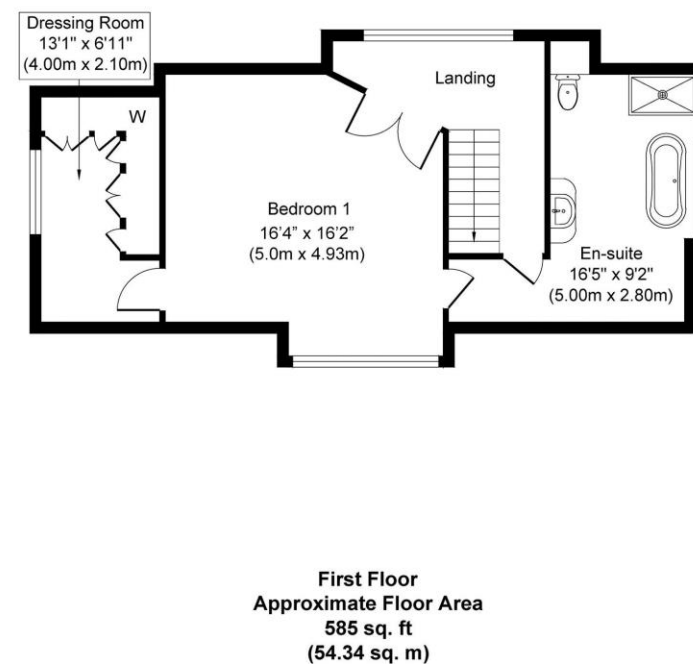
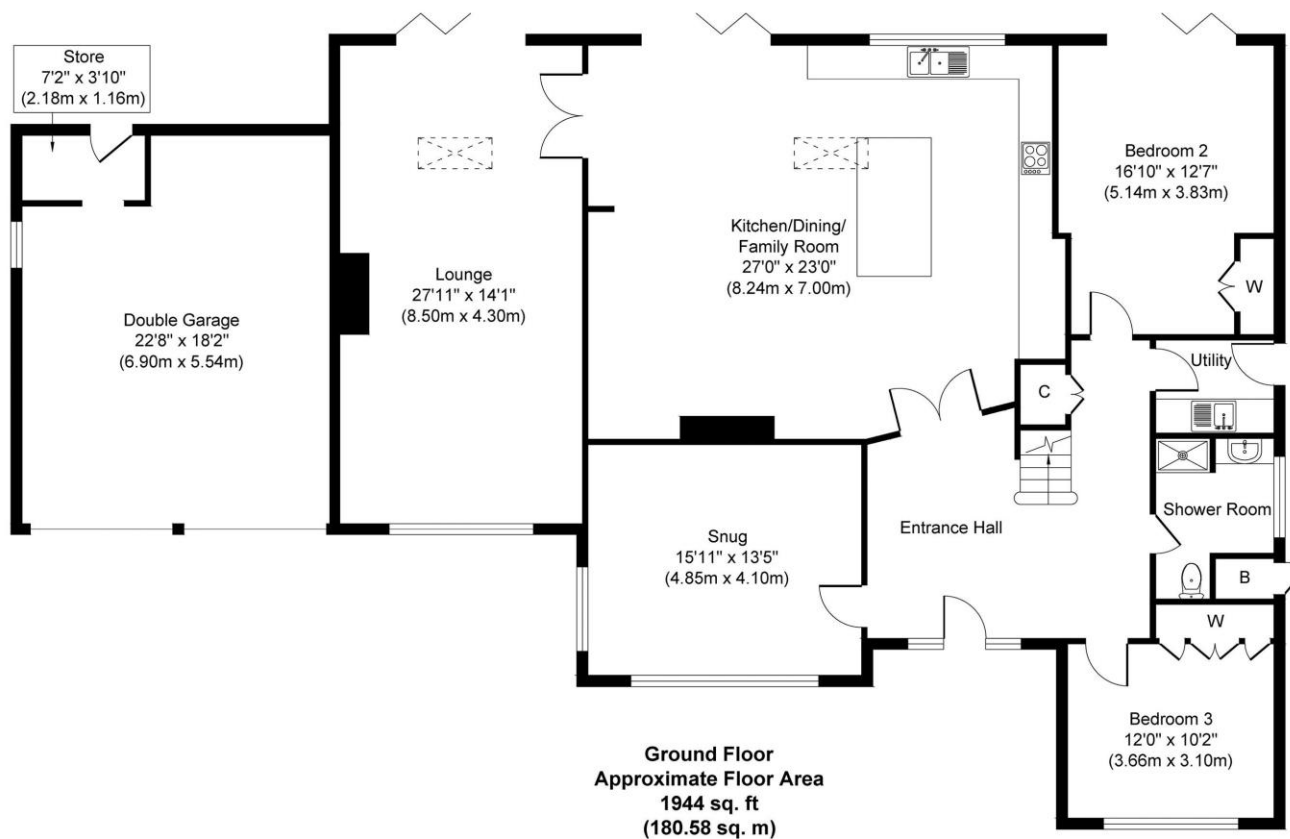
The first floor is dedicated to a luxurious principal suite, comprising a spacious bedroom, an indulgent en-suite bath and shower room, and a beautifully appointed walk-in dressing room, creating a private retreat of exceptional comfort.

The lifestyle on offer is further enhanced by the property's idyllic setting, with a picturesque stroll leading to the water's edge and the renowned boating lifestyle of the Norfolk Broads. The nearby village of Wroxham, less than four miles away, provides a wider range of amenities including schooling for all ages, a supermarket, railway station and the prestigious Norfolk Yacht Club.





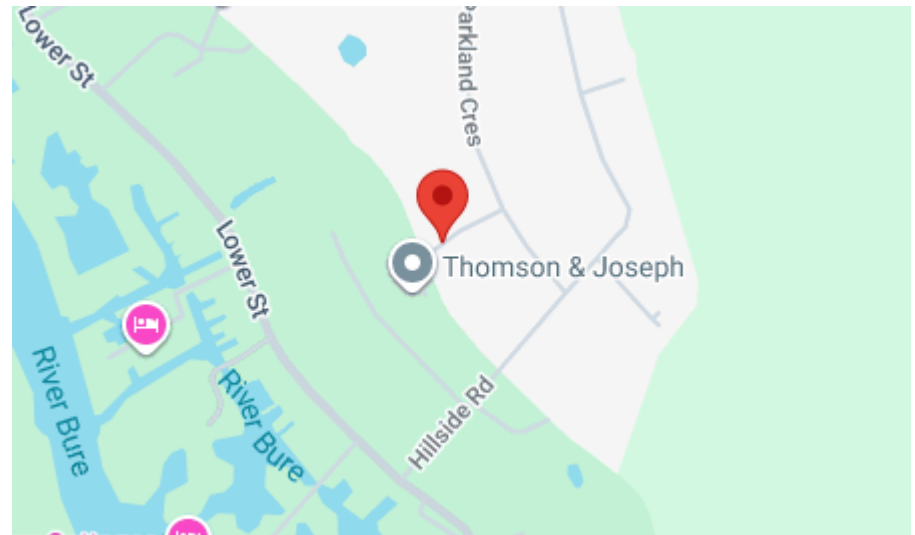
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





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Stobart & Hurrell

Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782

