

4 Tungate Way
Horstead
Norwich
NR12 7EN



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4 Tungate Way

Price £350,000

The Stylishly Renovated Bungalow...

Welcome to 4 Tungate Way, a beautifully renovated three-bedroom detached bungalow, nestled in the highly desirable village of Horstead, just a short stroll from the scenic Horstead Mill and the acclaimed Recruiting Sergeant pub. Set within a peaceful cul-de-sac, this stylish home offers a rare blend of modern open-plan living and countryside charm, all just a stone's throw from amenities, the Norfolk Broads, Norwich city centre, and the coast.

Having undergone a comprehensive renovation in the summer of 2024, this truly turn-key property now features a high-end finish throughout, with a complete rewire, new heating and drainage systems, plastering, flooring, and luxurious kitchen and bathroom fittings. The result is a light-filled, contemporary space that's both functional and aesthetically beautiful.

As you arrive, you're welcomed by a neatly landscaped frontage with a brick-weave drive, ample off-road parking, and mature hedging offering privacy. There's also a convenient side path with sloped access to the garden – ideal for those who prefer step-free entry.

Step inside and you'll find a generously sized entrance hall, currently used as a home office, giving a sense of space and flexibility. The layout flows beautifully into the heart of the home – a striking open-plan kitchen/dining/living area that opens via French doors to the private rear garden. This space is perfect for hosting or simply relaxing with the serene green backdrop of mature planting and neighbouring trees.

The kitchen itself is fully fitted with integrated appliances including a double oven, induction hob, boiling water tap, dishwasher, washer, fridge, freezer – and yes, even the bin is built in! Thoughtful lighting makes this an inviting social hub.

The three double bedrooms offer fantastic flexibility. The main bedroom is particularly large and currently accommodates siblings with ease, though it could just as easily become a vast master suite or even be divided into two rooms, subject to your needs. The second bedroom includes built-in wardrobes and front garden views, while the third is bright and private, ideal for guests or a study.

The home benefits from a stylish shower room featuring brushed gold fittings, a black heated towel rail, and a sleek modern finish. There's also a separate WC for convenience.

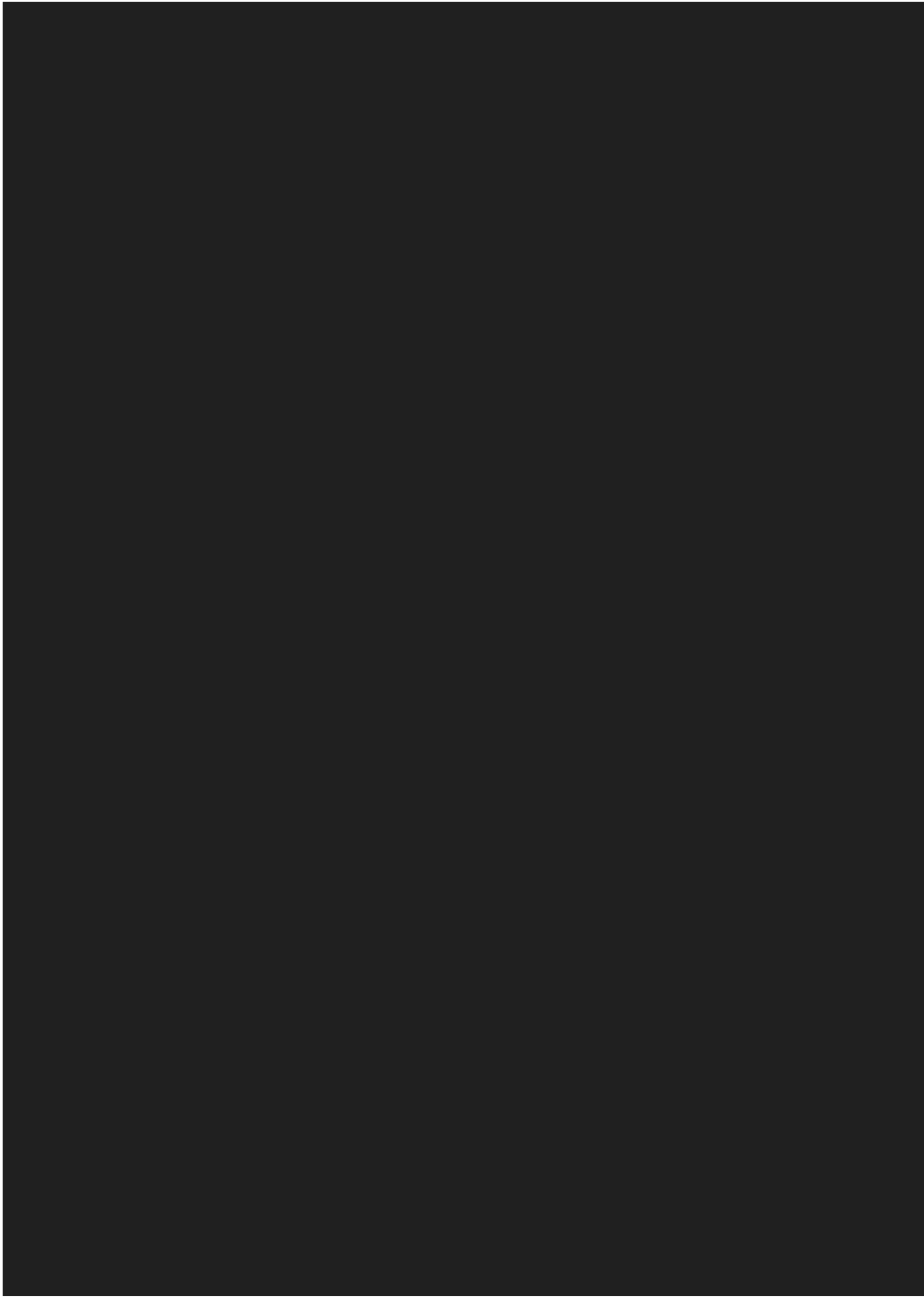
The rear garden is a peaceful retreat – not overlooked, with a lawn, patio, and planting borders, as well as a shed with power and access to the attached garage, which offers exciting conversion potential (STPP).

Location-wise, it doesn't get much better. Horstead offers village life with a vibrant twist – walk to Horstead Mill, Dolles Deli, and local playing fields in minutes, or venture a little further into Coltishall for your GP surgery, butcher, petrol station, shops, and riverside pubs like The Rising Sun and The King's Head – all within a 20-minute stroll. The Norfolk Broads are right on your doorstep, Norwich is under 20 minutes by car, and the coast is easily reached for weekend escapes.

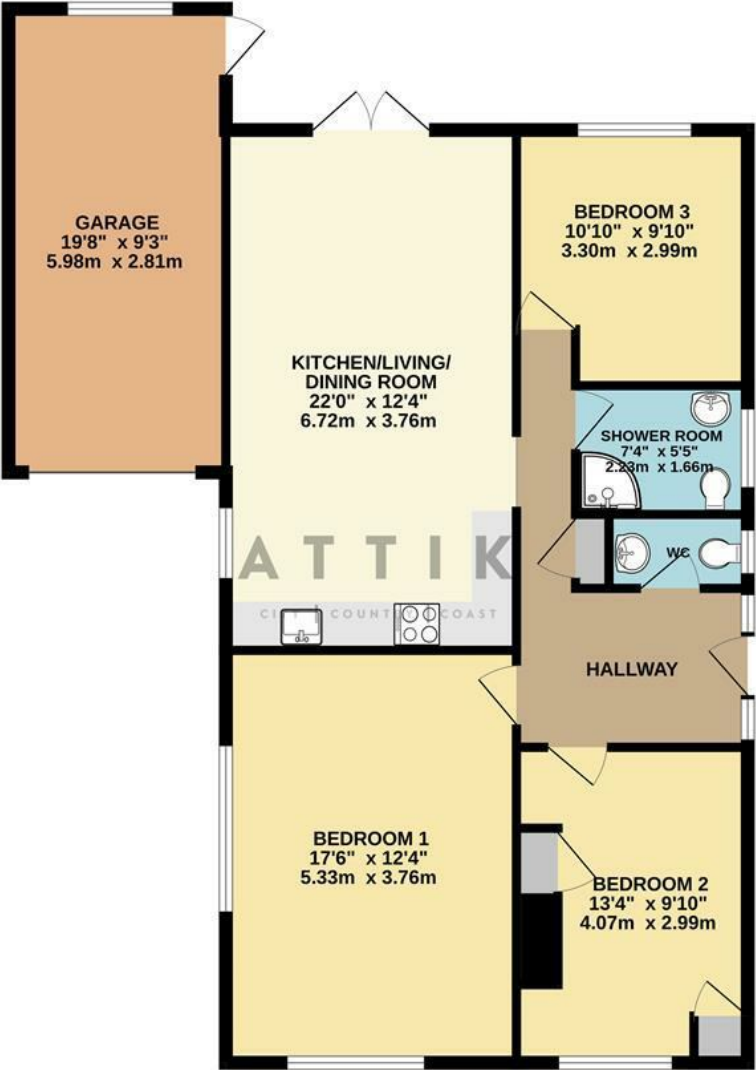
Agents notes...

A pre-recorded walkaround tour is available for this property

New EPC to follow, the current EPC is from before the renovations



GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



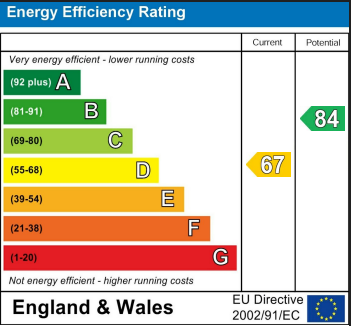
TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) approx.

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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Local Authority
Broadland

Council Tax Band
C

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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