



**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2024  
**EXCELLENT**  
SALES  
PRINCIPAL PARTNER  
**OnTheMarket**

**STOBART  
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER

# 8a Hillside Road, Horning, Norfolk, NR12 8PG

A beautifully presented spacious detached bungalow, that has been modernised by the current owners to create a versatile family home which is ready to move into. Nestled in the highly sought-after Broadland village of Horning, lining the northern bank of the River Bure, the village offers effortless access to the renowned waterways of the Norfolk Broads, perfect for boating, fishing, wildlife watching, or simply embracing the tranquillity of waterside living.

Set well back from the road, the bungalow and its elegant oak-framed garage are approached via a shingle driveway, offering ample off-road parking and flanked by a neatly maintained lawn. To the rear, the south-east facing garden enjoys a high degree of privacy, enclosed by mature hedging, and features a paved sun terrace, timber summer house, and a well-tended lawn, creating an ideal space for both relaxation and outdoor entertaining.





**STOBART  
& HURRELL**

- IDYLIC NORFOLK BROADS LOCATION
- THREE BEDROOMS, MAIN WITH EN-SUITE
- RECENTLY INSTALLED HIGH-EFFICIENCY BOILER

- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- A STONE'S THROW AWAY FROM THE WATER'S EDGE
- LOCATED NEAR AMENITIES, VILLAGE GREEN & STAITHE

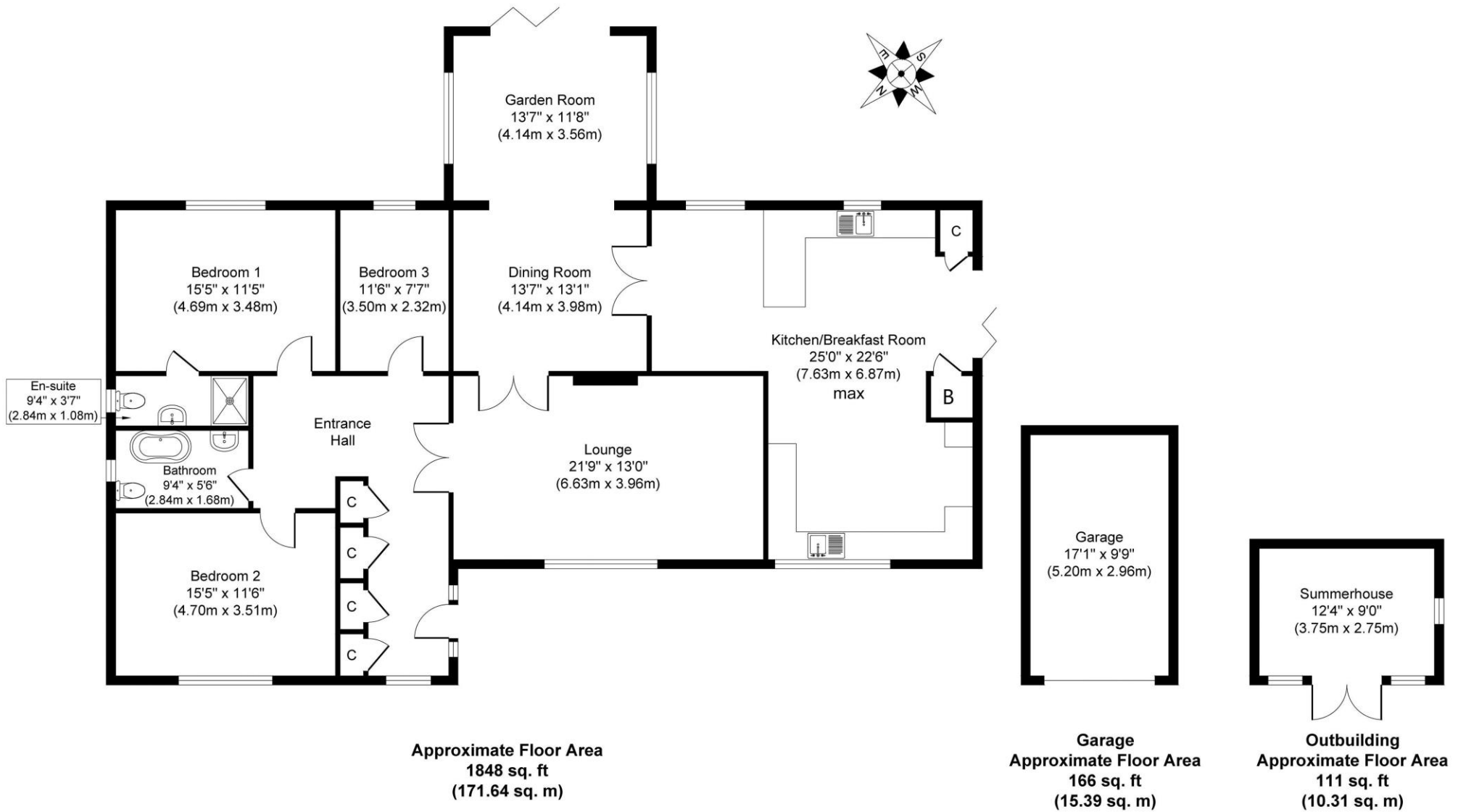
- BESPOKE OAK-FRAMED GARAGE WITH OFF-ROAD PARKING
- SOUTH EAST FACING GARDEN WITH SUMMER HOUSE & SHED
- LESS THAN THIRTY MINUTES TO NORWICH OR THE COASTLINE

Internally, a spacious hallway with built-in storage leads to three bedrooms, including a principal suite with en-suite shower room, alongside a modern family bathroom. The main living accommodation is light-filled and thoughtfully arranged, with a comfortable lounge opening into a dining room and adjoining garden room, where bi-folding doors seamlessly connect to the rear garden. The dining room flows into an expansive contemporary kitchen/breakfast room which features premium TriStone and Corian solid surface worktops, complemented by sleek, integrated sinks. The kitchen flows effortlessly through bifold doors to a shingled retreat perfect for alfresco dining, further enhancing the home's sense of space and indoor-outdoor living.

Equally suited as a permanent residence or idyllic holiday retreat, the property is just a short scenic stroll from the water's edge, the iconic The Swan Inn, and the charming amenities of Lower Street. The village primary school lies just over a mile away, while nearby Wroxham, approximately three miles distant, offers further schooling, a supermarket, department store, Norfolk Yacht Club, and a railway station. For a wider range of shopping, dining, and cultural attractions, the historic city of Norwich is just ten miles away.



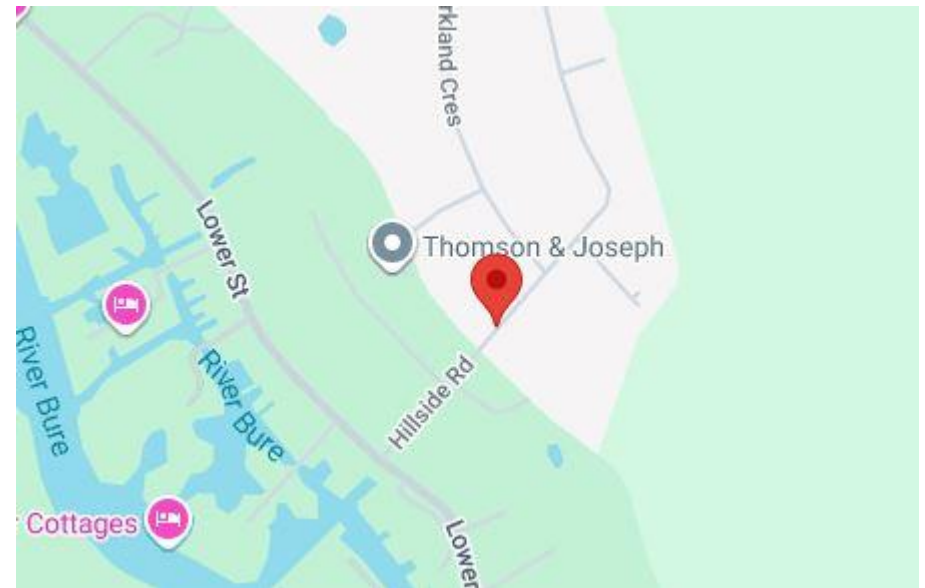




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      | 70 C    | 76 C      |
| 55-68 | <b>D</b>      |         |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.

|   |   |  |   |   |   |   |
|---|---|--|---|---|---|---|
|    |    |     |    |    |    |  |
| Sales   | Property Auctions   | Lettings   | Property Management   | Sale/ Rental Valuation  | Estate Administration (Probate)   | Land & New Homes  |
|  |  |  |  |  |  |   |
| Second Home Service   | Property Cleaning Service   | Mortgages  | Solicitors  | Surveyors   | Service Providers   |   |



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Stobart & Hurrell

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