



FOR SALE  
STOBART & HURRELL  
01603 782 782

STAITHE CLOSE NR23  
NO PARKING  
STAITHE CLOSE  
RESIDENTS ONLY

STOBART  
& HURRELL

**STOBART  
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



## 7 Staithe Close, Horning, Norfolk, NR12 8AF

An attractive end-of-terrace residence, with clear stunning views of the river and village green, which also benefits from a side garden and conservatory providing ample space to enjoy this idyllic village. The property is ideally suited as a family home, retirement retreat, or second home, located at the entrance to a peaceful cul-de-sac in the popular and well-served Broadland village of Horning.

Perfectly positioned the property is just a short stroll from the river's edge and the village centre, which offers a range of local amenities including a general store and post office, a deli/café, and a primary school. Beyond lies the majestic Swan Inn and picturesque Lower Street, home to charming delicatessens and riverside eateries.

Set back from the road, the property is approached via a hardstanding driveway providing off-road parking and access to the integral garage. To the side and rear, the low-maintenance gardens feature tropical palms and a paved terrace, creating an inviting space for relaxing or entertaining family and friends.

Arranged over three floors, the accommodation comprises an enclosed porch leading into a welcoming hallway, with access to the garage, a cloakroom, and a study or third bedroom, which opens into a conservatory with direct access to the garden. On the first floor, the kitchen and spacious lounge/dining room enjoy views toward the river, with sliding doors opening onto a private balcony. The top floor offers two comfortable bedrooms and a shower room, completing the accommodation.

The property's location near the River Bure provides superb opportunities for sailing, fishing, and wildlife watching. The village itself enjoys a vibrant community spirit, the green hosts the annual summer fête, the Sailing Club organises the celebrated Three Rivers Race, and even in winter, Horning is described by guides as "pretty all year round." Conveniently situated within easy reach of both the city of Norwich and the sandy beaches of the Norfolk coast, Horning is accessible by car and public transport, offering the perfect blend of rural charm and modern convenience.



End Terrace



House



Older



1 Bathroom  
1 Cloakroom



1 Reception



3 Bedrooms



Tax Band D

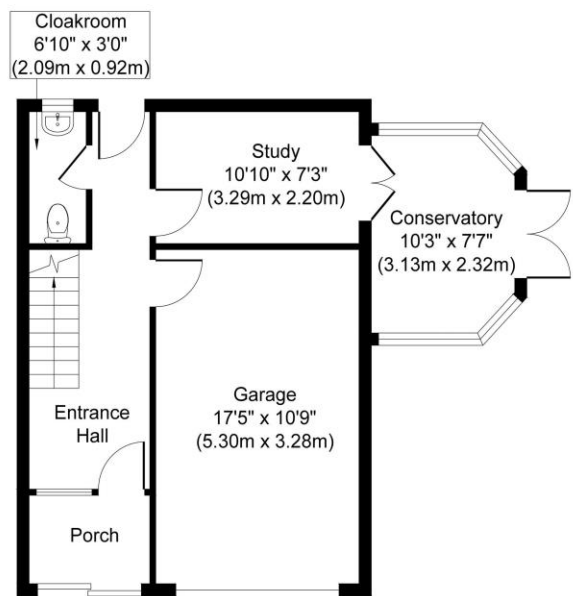


Off-Road  
Parking

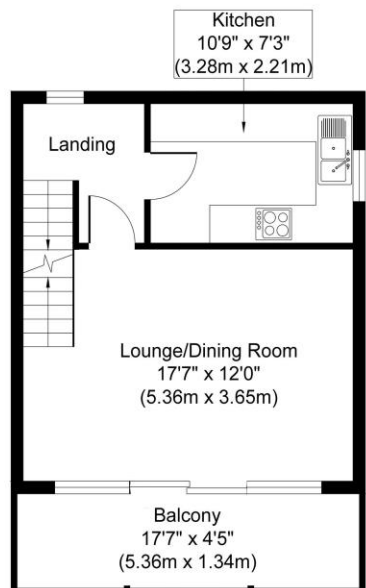


Garage

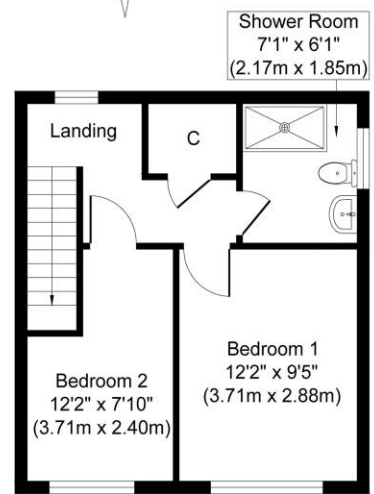




**Ground Floor**  
Approximate Floor Area  
311 sq. ft  
(28.91 sq. m)



**First Floor**  
Approximate Floor Area  
344 sq. ft  
(31.98 sq. m)



**Second Floor**  
Approximate Floor Area  
344 sq. ft  
(31.98 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		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**Stobart & Hurrell**  
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