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Greenleas, Upper Street, Horning, Norfolk, NR12 8NL

Nestled along a quiet country lane and surrounded by open fields in the peaceful hamlet of Upper Street, close to the sought-after Broads village of Horning, this charming detached home, that has been extended and renovated by the current owners, offers a wonderful opportunity as either a comfortable family residence or an idyllic countryside retreat.

Ideally positioned between Wroxham and Ludham, the property enjoys a tranquil rural setting while remaining within easy reach of everyday amenities. Within approximately a mile are a convenience store, primary school, village hall, recreation ground, a selection of eateries and traditional village pubs.

Set back from the road, the property is approached via a shingle driveway providing off-road parking. To the rear, a south-east facing garden offers a wonderfully private outdoor setting, enclosed by mature hedging and established trees. The garden features a generous lawn, timber storage sheds, raised planted borders and a paved terrace, creating an ideal space for alfresco dining and entertaining. A particular feature is the brick-built garden room, providing valuable additional and versatile space that could be used as a home office, studio, hobby room or additional accommodation, subject to any necessary consents.





- GARDEN ROOM
- FOUR BEDROOMS
- DETACHED FAMILY HOME

- ENCLOSED REAR GARDEN
- EASY ACCESS TO AMENITIES
- WELL-PRESENTED THROUGHOUT

- OPEN PLAN LOUNGE DINING ROOM
- SPACIOUS VERSATILE ACCOMMODATION
- SOUGHT AFTER NORFOLK BROADS LOCATION

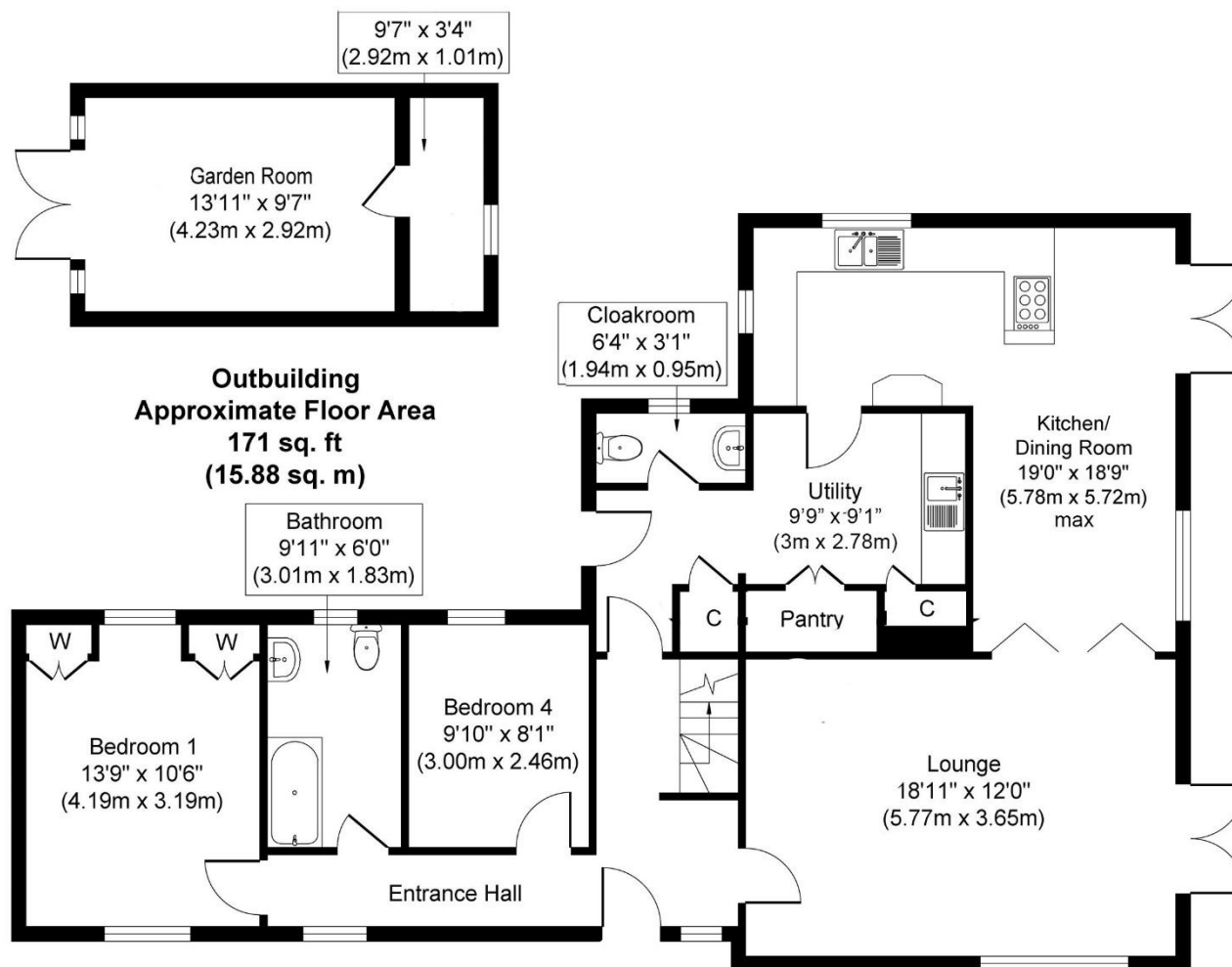
Inside, the property is well presented throughout and offers generous and adaptable accommodation, including the potential for multi-generational living, subject to the usual permissions. The entrance hallway provides access to two ground-floor bedrooms, one with built-in storage, a family bathroom, utility room with cloakroom and pantry, together with a comfortable lounge featuring double doors opening onto the side garden. Adjoining the lounge is a well-appointed kitchen/dining room, with further double doors opening directly onto the rear garden. Upstairs are two further double bedrooms, both benefiting from walk-in wardrobes, together with a bathroom fitted with both bath and separate shower.

The property's appeal is further enhanced by its proximity to the riverside villages of Wroxham and Hoveton, widely known as the Capital of the Norfolk Broads. With the waterways, woodland and open countryside of the Norfolk Broads National Park on the doorstep, the area offers an enviable lifestyle, from boating and riverside walks to waterside cafés, restaurants and the excellent shopping facilities of Wroxham, including the renowned Roys department store.

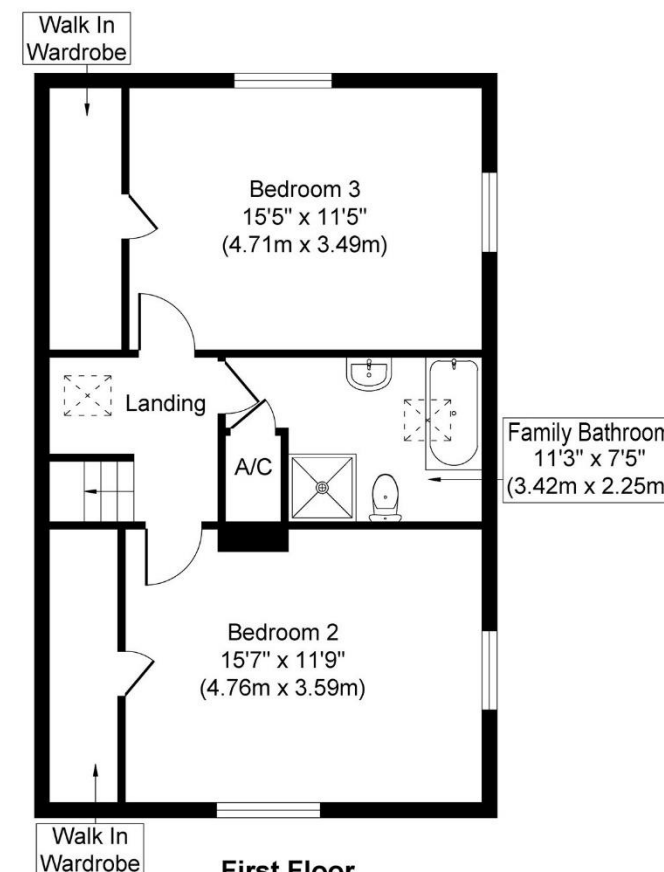




STOBART
& HURRELL



Ground Floor
Approximate Floor Area
1123 sq. ft
(104.37 sq. m)



First Floor
Approximate Floor Area
592 sq. ft
(54.98 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	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Stobart & Hurrell

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