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32 Tungate Way, Horstead, Norfolk, NR12 7EN

A detached family home that enjoys a peaceful cul-de-sac setting in the picturesque riverside village of Horstead, bordering the ever-popular village of Coltishall, often described as the Gateway to the Norfolk Broads. The location places you just twenty minutes from the historic city of Norwich while benefitting from the tranquillity and charm of village life.

Within easy reach are some of the area's most desirable local amenities, including the scenic Horstead Mill, the renowned Recruiting Sergeant pub and restaurant, and the attractive Georgian high street in Coltishall with its Outstanding-rated primary school, doctors' surgery, and iconic riverside staithe. Here, you can enjoy fashionable waterside eateries such as The Rising Sun and The King's Head, all set along the idyllic River Bure.

The property is approached via a block-paved driveway providing off-road parking and access to the garage, alongside a side lawn garden. To the rear, the enclosed garden offers a paved terrace ideal for outdoor dining, a neatly maintained lawn, raised flower beds and a timber storage shed, creating a practical yet inviting space for relaxed entertaining.

Internally, the home has been thoughtfully updated by the current owners and is presented in immaculate condition throughout. The entrance hall leads to a cloakroom, storeroom and separate utility room, in addition to a modern kitchen breakfast room and a spacious family sitting/dining room with an adjoining conservatory, providing excellent versatility for everyday living and entertaining. To the first floor are four well-proportioned bedrooms and a family bathroom, with the principal bedroom benefitting from an en-suite shower room.

Ideally located for enjoying both countryside and coast, the property provides easy access to Norwich city centre, the Norfolk Broads, and the stunning North Norfolk coastline, making it an appealing home for those seeking convenience, tranquillity and village charm.



Detached



House



Modern



2 Bathrooms
1 Cloakroom



2 Receptions



4 Bedrooms



Tax Band E

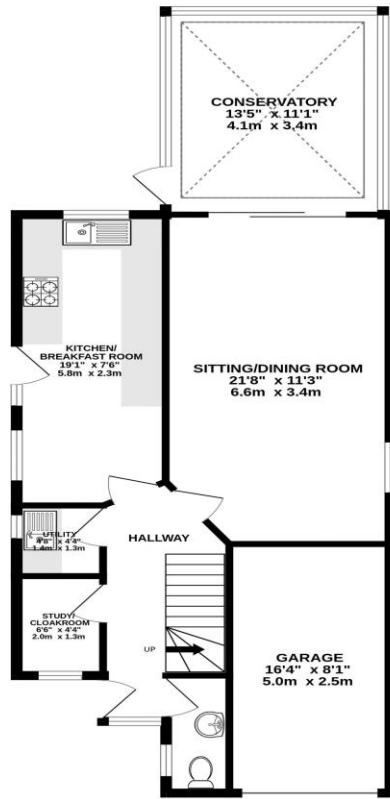


Off-Road
Parking

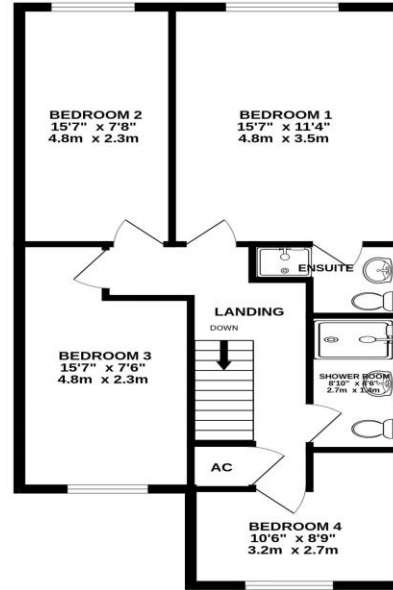


Garage





GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.

TOTAL FLOOR AREA : 1483 sq.ft. (137.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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