



THE STORY OF

13 Abbott Road

Horning, Norfolk

SOWERBYS



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Horning, Norfolk
NR12 8PN

Impeccably Presented Detached Bungalow

Beautifully Appointed Open-Plan
Kitchen and Dining Space

Striking Roof Lantern Flooding
Interiors with Light

Flexible Three/Four-Bedroom
Accommodation to Suit Modern Living

Elegant Interiors with Contemporary
Finishes Throughout

Welcoming Sitting Room and
Charming Garden Room

En-Suite Facilities and Separate Family Bathroom

Detached Double Garage and Generous Driveway

Separate Summerhouse Offering
a Peaceful Retreat

Desirable Horning Village Lifestyle in the Broads

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Impeccably presented and lovingly renovated by the current owners, 13 Abbott Road is a home that effortlessly combines contemporary style with the relaxed charm of village living. Offering three/four bedrooms, beautifully considered reception space and an attractive brick exterior, this delightful bungalow has been transformed into a welcoming and versatile home, ready for its next chapter.

At the heart of the property lies a particularly impressive kitchen and orangery/dining room, where stylish modern cabinetry, a central breakfast bar and an expansive dining area create the perfect setting for everyday living and entertaining alike. Overhead, a striking roof lantern draws natural light into the room, while generous glazing frames views of the garden and brings the outside in. In the orangery/dining room and porch there are integral blinds and glazed units.

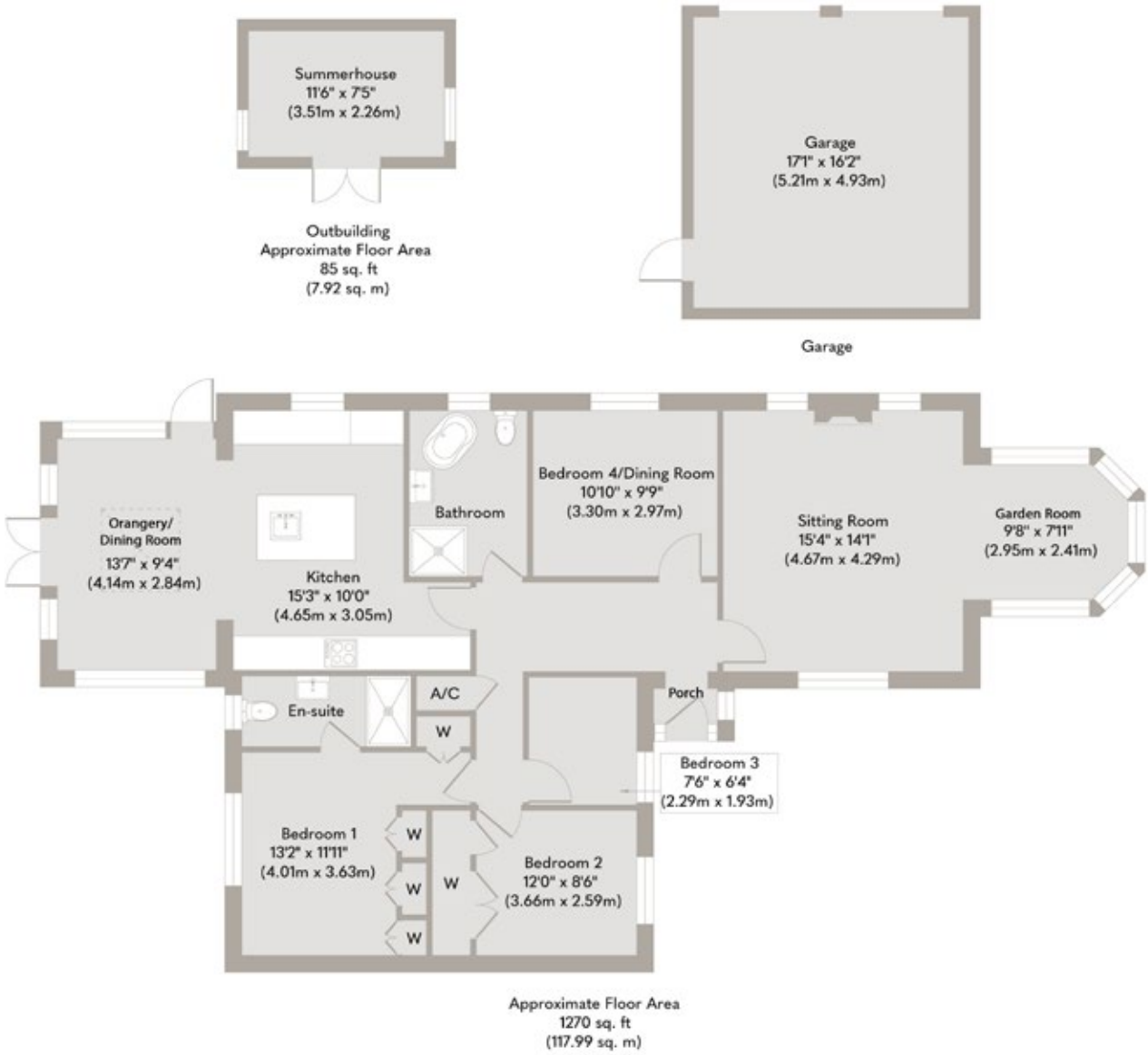
The accommodation continues to impress, with a comfortable sitting room offering a more intimate retreat, complemented by a charming garden room that provides a peaceful spot in which to enjoy the seasons. Three bedrooms are accompanied by a versatile fourth bedroom or additional reception room, offering flexibility for visiting guests, home working or hobbies. An en-suite and separate bathroom add further practicality.

Outside, the property makes an equally pleasing impression, with established planting bordering a wonderfully private rear garden whilst a generous driveway and a detached double garage providing excellent parking and storage. The separate summerhouse offers yet another opportunity to create a tranquil hideaway, whether for creative pursuits or simply enjoying a quiet moment outdoors.

Horning is one of Broadland's most desirable villages, celebrated for its picturesque riverside setting. Norwich is also within reach, offering an excellent choice of shopping, restaurants and cultural attractions.

Combining thoughtful renovation, versatile accommodation and an enviable village lifestyle, this is a home that invites you to settle in, slow down and enjoy all that this special corner of Norfolk has to offer.





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. 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.

Horning

A POPULAR RIVERSIDE VILLAGE

On the road between Wroxham and Ludham, the popular riverside village of Horning offers a range of local amenities, including shops, a primary school, riverside pubs and restaurants, and numerous boatyard facilities. The Ferry Inn serves traditional pub food and carvery meals, with a large riverside garden and customer moorings. The New Inn offers a varied food menu, including Sunday roasts, alongside a riverside terrace, outdoor seating and boat moorings. The Swan Inn serves traditional pub fare, with a riverside beer garden and customer moorings, with fees redeemable against food. Situated within easy reach of Norwich, Horning is ideally placed for exploring the Norfolk Broads, renowned for their boating culture.

Standing on the River Bure, Wroxham is around three miles (an 8 minute drive) by road and shares many attractions with neighbouring Hoveton. Whether on the water or enjoying the busy pubs and restaurants, there is something for everyone.

The Bure Valley Railway, which opened as a heritage railway in 1990, begins its journey in Wroxham. Steam and diesel trains run the 18-mile round trip through Norfolk countryside to Aylsham.

Wroxham Barns offers family attractions, crafts and food outlets, while the Norfolk Broads Yacht Club in Horning provides sailing facilities and events.

Beyond the immediate charm of the Broads, a 25-minute drive southwest brings you directly into the heart of Norwich City. In the opposite direction a matching 25-minute drive takes you to Norfolk's most spectacular sandy coastlines. Whether you seek the soft sands and dunes of Sea Palling, the dramatic, iconic landscapes of Happisburgh, or the peaceful, seal-watching havens of Winterton-on-Sea, the ultimate coastal lifestyle is right on your doorstep. For commuters and explorers alike, there are direct rail links to Cromer and Norwich.

A gem in the Norfolk countryside, Horning offers a delightful retreat from modern life.



Note from Sowerbys



“Contemporary style meets the relaxed charm of village living.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///innovate.plant.shoppers

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SOWERBYS

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