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3 Rectory Road, Horstead, Norfolk, NR12 7EP

A beautifully presented semi-detached home, thoughtfully modernised by the current owners to create an ideal family residence, set in the heart of the highly sought-after riverside village of Horstead, bordering the ever-popular village of Coltishall, often described as the Gateway to the Norfolk Broads. The area offers an appealing blend of village charm and everyday convenience, with local amenities including the highly regarded Recruiting Sergeant pub and restaurant. Nearby Coltishall provides a variety of independent shops, cafés and local services, while families benefit from an Outstanding-rated primary school and a medical practice within easy reach.

Set back from the road and enjoying a degree of privacy, the property is approached via a hardstanding driveway providing off-road parking, alongside a low-maintenance gravel frontage and a garage. To the rear, a spacious and well-maintained garden offers plenty of room for relaxing, entertaining and gardening. Features include a gravelled seating area, central lawn, raised flower beds, timber storage sheds, a greenhouse and an established vegetable plot.

Internally, the property is beautifully presented throughout. An enclosed porch opens into the entrance hallway, which leads to a welcoming lounge featuring a bay window. The adjoining kitchen/dining room provides an excellent space for family life and entertaining, with double doors opening directly onto the rear garden. A separate utility room and cloakroom add valuable practicality to the ground floor. Upstairs, the landing leads to three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for families, couples or those seeking additional space to work from home.

Ideally positioned to enjoy the surrounding countryside, riverside lifestyle and nearby coastline, the property offers convenient access to Norwich, the Norfolk Broads and the beautiful North Norfolk coast. Combining a well-modernised interior, generous garden, off-road parking and a desirable village setting, this attractive home offers an appealing balance of comfort, practicality and lifestyle.



Semi Detached



House



Older



1 Bathroom
1 Cloakroom



2 Receptions



3 Bedrooms



Tax Band B

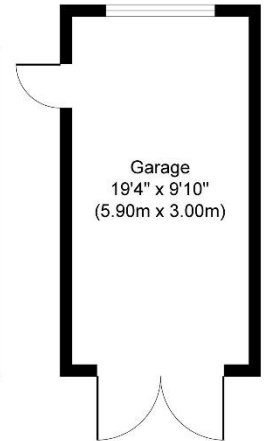
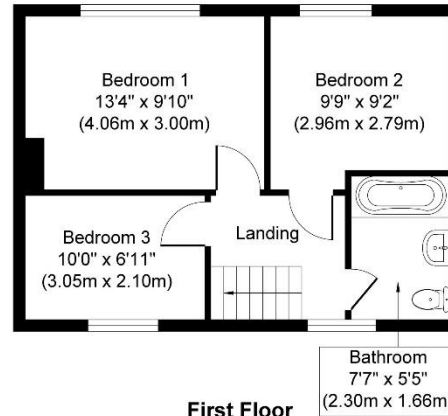
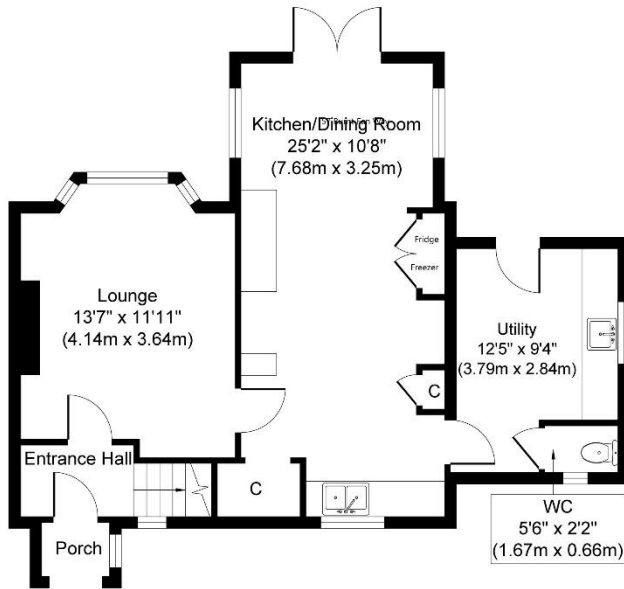


Off-Road
Parking



Garage





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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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