

propertyladder



Robert Norgate Close, Horstead, NR12

A Detached Four Bedroom Family Home Within The Picturesque Village!

GUIDE PRICE £425,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SPACE, STYLE AND BROADS-SIDE LIVING!

Located within a small development of similar homes built by Hopkins Homes, this impressive four bedroom family home is set in the highly sought-after village of Horstead, often referred to as the 'Gateway to the Norfolk Broads'.

Offering generous and well balanced accommodation throughout, the property features a welcoming entrance hall, a spacious dual aspect living room filled with natural light, and a convenient ground floor WC. The heart of the home is the expansive kitchen/diner, boasting ample worktop space, with double doors opening into a bright and airy conservatory to the side. Upstairs, the property continues to impress with four well proportioned double bedrooms, including a principal bedroom with its own en-suite shower room, complemented by a family bathroom.



“double doors opening into a bright and airy conservatory”



Overview

- Detached Family Home
- Four Generous Bedrooms
- En-Suite Shower Room & Family Bathroom
- Spacious Kitchen/Diner Accommodation
- Desirable Development Within Horstead
- Driveway & Garage
- Bright & Airy Conservatory
- Entrance Hall & Ground Floor WC
- Dual Aspect Living Room
- Enclosed Low Maintenance Garden





Location

Horstead is a picturesque Norfolk village that perfectly captures the charm of countryside living while being just a short drive from Norwich. Nestled alongside the River Bure, the village offers peaceful surroundings, riverside walks, and a strong sense of community. With the renowned Recruiting Sergeant pub and a network of scenic footpaths, it's a haven for those who enjoy the outdoors and good food alike. Horstead's blend of period homes, leafy lanes, and nearby amenities in Coltishall make it one of Broadland's most desirable places to live.

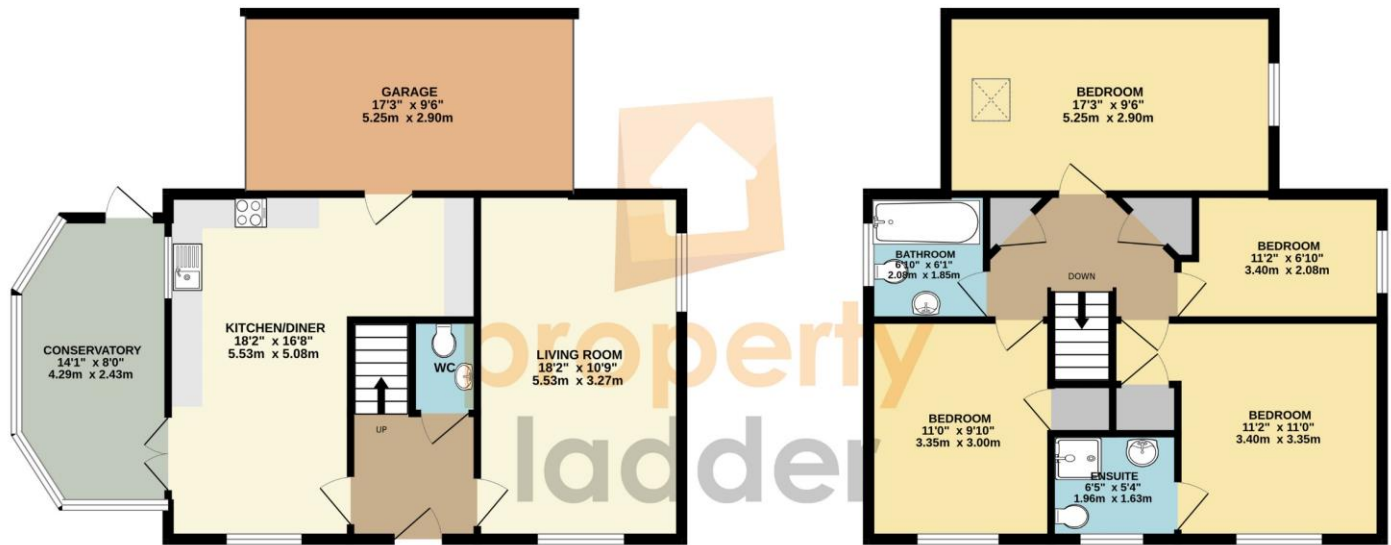


Outside

The property benefits from a private driveway at the rear, leading to a large garage/carport accessible via an electric up and over door or directly from the kitchen for added convenience. The rear garden is fully enclosed and designed for low maintenance living, featuring a well kept lawn, a patio area, a shingled section, and mature, colourful flower beds. Additionally, a practical storage shed provides extra space for garden tools and equipment.

GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.

1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.9 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: D

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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