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Portreath, Buxton Road, Horstead, Norfolk, NR12 7EX

This detached bungalow has been fully renovated, creating a stylish and contemporary home set within the heart of the Norfolk Broads. The property occupies a highly sought-after position in the picturesque riverside village of Horstead, bordering the ever-popular village of Coltishall, often referred to as the Gateway to the Norfolk Broads. Despite its peaceful rural setting, the historic city of Norwich is just twenty minutes away.

The surrounding area offers some of North Norfolk's most desirable amenities, including the scenic Horstead Mill, the renowned Recruiting Sergeant pub and restaurant, and the charming Georgian high street of Coltishall, which features an Outstanding-rated primary school, doctors' surgery and iconic riverside staithe. The River Bure provides a beautiful backdrop, complemented by celebrated waterside dining at The Rising Sun and The King's Head.

Set on a generous plot of approximately one-third of an acre, the bungalow is approached via a gravelled driveway providing off-road parking and access to a neatly maintained front lawn garden. To the side, a gated entrance leads to an enclosed, south-facing rear garden, where a sun terrace ideal for alfresco dining extends into a spacious garden featuring mature planting, a vegetable plot, greenhouse and timber storage shed.





**STOBART
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- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN DINER
- AMPLE OFF-ROAD PARKING

- SOUTH FACING REAR GARDEN
- PLOT OF APPROX. 1/3 OF AN ACRE
- EASY ACCESS TO LOCAL AMENITIES

- APPROX SEVEN MILES TO NORWICH
- FULLY RENOVATED DETACHED BUNGALOW
- IMMACULATE PRESENTATION THROUGHOUT

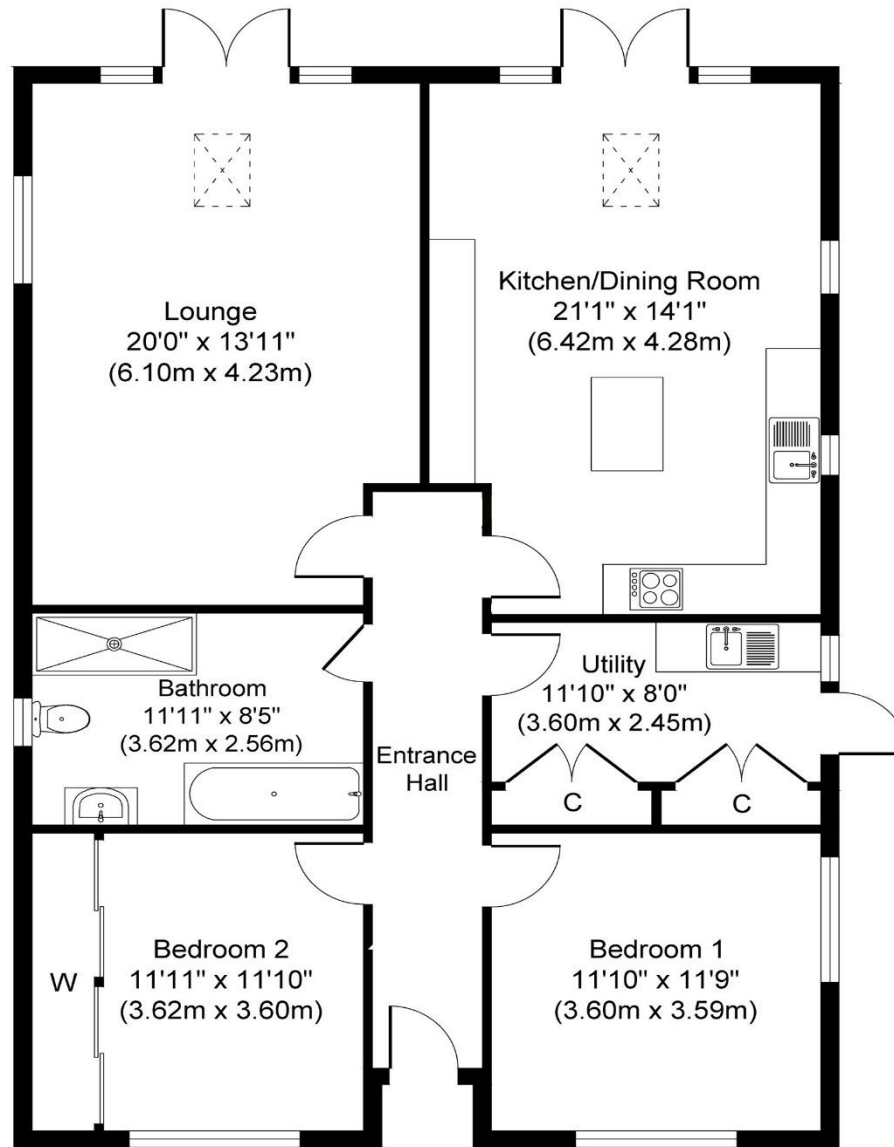
Internally, the accommodation is immaculately presented throughout. The welcoming entrance hallway provides access to two well-proportioned bedrooms, one benefitting from built-in storage, along with a bathroom and shower room, a utility room. Both the lounge and the kitchen-dining room feature vaulted ceilings and double doors opening onto the rear terrace, allowing for an abundance of natural light and a seamless connection with the garden. The contemporary kitchen is finished with sleek units and integrated appliances, completing this beautifully arranged home.

Perfectly positioned for enjoying countryside, river life and coast, the property offers easy access to Norwich, the Norfolk Broads and the stunning North Norfolk coastline, making this an exceptional home for those seeking space, privacy and lifestyle in equal measure.





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Lounge
20'0" x 13'11"
(6.10m x 4.23m)

Kitchen/Dining Room
21'1" x 14'1"
(6.42m x 4.28m)

Bathroom
11'11" x 8'5"
(3.62m x 2.56m)

Utility
11'10" x 8'0"
(3.60m x 2.45m)

Entrance
Hall

W
Bedroom 2
11'11" x 11'10"
(3.62m x 3.60m)

C C
Bedroom 1
11'10" x 11'9"
(3.60m x 3.59m)

Approximate Floor Area

1156 sq. ft

(107.38 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		102 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





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Stobart & Hurrell

Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk
enquiries@stobarthurrell.co.uk

01603 782 782

