



Parkland Close, Horning - NR12 8PW

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HYBRID ESTATE AGENTS



Parkland Close

Horning, Norwich

Enjoying views over the neighbouring HORNING BROAD this DETACHED CHALET STYLE HOME offers a wealth of potential both internally and externally with well maintained WRAP AROUND GARDENS creating an enviable 0.3 ACRE PLOT (stms). The main accommodation reaches approximately 2000 Sq. Ft (stms) with a VERSATILE feel to all spaces across two levels. Upon the ground floor a total of THREE RECEPTION ROOMS are on offer including a MULTI-ASPECT 25' SITTING ROOM, garden room and formal dining room with potential for a fourth with a versatile GROUND FLOOR BEDROOM also. Alongside these interchangeable living areas comes a ground floor bathroom, UTILITY ROOM and many cleverly designed storage spaces. The first floor takes us to three of the FOUR BEDROOMS with STUNNING UNSPOILT VIEWS over the surrounding beauty of Horning from multiple view points while a handy attic conversion can be found off one of the bedroom giving potential for a HOME OFFICE or something similar if required.



The rear garden retains PRIVACY from every angle due to the position and elevation changes around the home where a MANICURED GARDEN offers patio seating areas, planted shrubbery, vegetable garden space and fencing keeping it FULLY ENCLOSED with access coming to a WORKSHOP and DOUBLE GARAGE and LARGE DRIVEWAY to the front of the home also.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Detached Chalet Style Home
- Incredibly Private & Generous Plot Measuring Approx. 0.3 Acres (stms)
- Views Over Horning Broad & Surrounding Woodlands
- Approx. 2000 Sq. Ft Of Internal Accommodation (stms)
- Three Well Proportioned Reception Rooms
- Four Double Bedrooms - One With A Fully Boarded 14' Attic Space
- Detached Double Garage & Workshop With Electric Roller Doors
- Manicured Wrap Around Gardens

Horning is one of the few crowns of the Norfolk Broads villages with its historic feel and excellent services. The village is popular all year round due to its wide range of riverside pubs, restaurants, cafes and delis along Lower Street encapsulating the village's charm famous for its working paddle steamer regularly heading on day trips to nearby villages along the waterways with a primary school also being found within the village.



The nearby village of Wroxham, less than four miles away, provides a wider range of amenities including schooling for all ages, a supermarket, railway station and the prestigious Norfolk Yacht Club.

SETTING THE SCENE

The property can be found at the very end of this quiet and private cul-de-sac where a sweeping lawned frontage is bordered by mature shrubbery adding both privacy and vibrancy to the outside space. The driveway sits just to the left hand side of the home giving parking for a multitude of vehicles with access coming to the double garage through electric up and over doors.

THE GRAND TOUR

Stepping inside the central lobby is the first space to greet you granting access to all living accommodation in the home and giving a large and welcoming entranceway for the property. Due to its design, a free flowing layout is on offer with versatile living spaces throughout the home. Immediately to the left, the larger of the reception rooms comes in the form of a 25' open sitting room - the space is fitted with large uPVC double glazed windows keeping the area incredibly well lit no matter the time of day. Sliding doors have been fitted at the rear of the property to grant easy access onto the rear patio with potential for the space to become two reception rooms if required. Next door to this is the kitchen where integrated appliances on offer include an oven and hob with dishwasher and a wide range of cabinetry and open flooring suited to a breakfast table and ample work top space. Just off from the kitchen is a handy utility room with further storage and space with plumbing for white goods to include a tall fridge, freezer and washing machine with second enamelled butler sink. Just off from the kitchen and also accessed from the central hallway is a formal dining room, again, another space carrying a bright and airy feel due to its dual facing aspect of large uPVC double glazed windows with carpeted flooring leaving more than enough room for a formal dining table with potential to open this space with the kitchen next door if a more open plan feel is desired. Just off from the dining room is a garden room complete with uPVC double glazed surround and electric heating. This space offers panoramic views over the manicured garden and a further living space to sit and enjoy with French doors opening onto the rear garden patio.

Heading to the front of the home, a versatile room formerly used as a bedroom currently functions as a home office space however could be used a multitude of ways depending on need of a potential buyer. Finally from the central hallway again both a two piece WC complete with heated towel rail and modernized aqua board surround and a three piece family bathroom suite are on offer. The bathroom suites features built in storage with a handy further storage space currently housing a recently installed gas combination central heating boiler.

From the first floor landing, three further bedrooms are on offer as well as a sizable and well boarded eave storage space perfect for handling all storage needs. A three piece shower room comes complete with a predominantly tiled surround and tall heated towel rail while yet another large double glazed window offers flawless unspoiled views over the surrounding nature spots of Horning Broad. The first of the double bedrooms sits just behind the shower room - a well proportioned double bedroom complete with fitted storage with a hidden attic space offering a unique opportunity. This space has been fully boarded by the current owners and whilst it currently serves as a sizable storage space, could easily be turned into a home office setup or walk in wardrobe if required. Slightly further down the hallway, two further double bedrooms are on offer, each of which being more than capable of hosting a double bed with further soft furnishings and storage solutions with the slightly smaller benefiting from built in wardrobes and the larger room a dual facing aspect with similar views over the surrounding woodland and waterways.

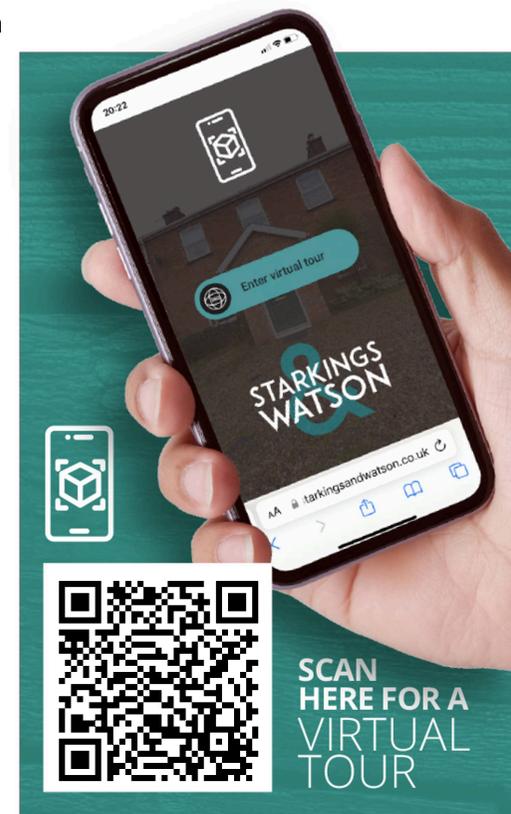
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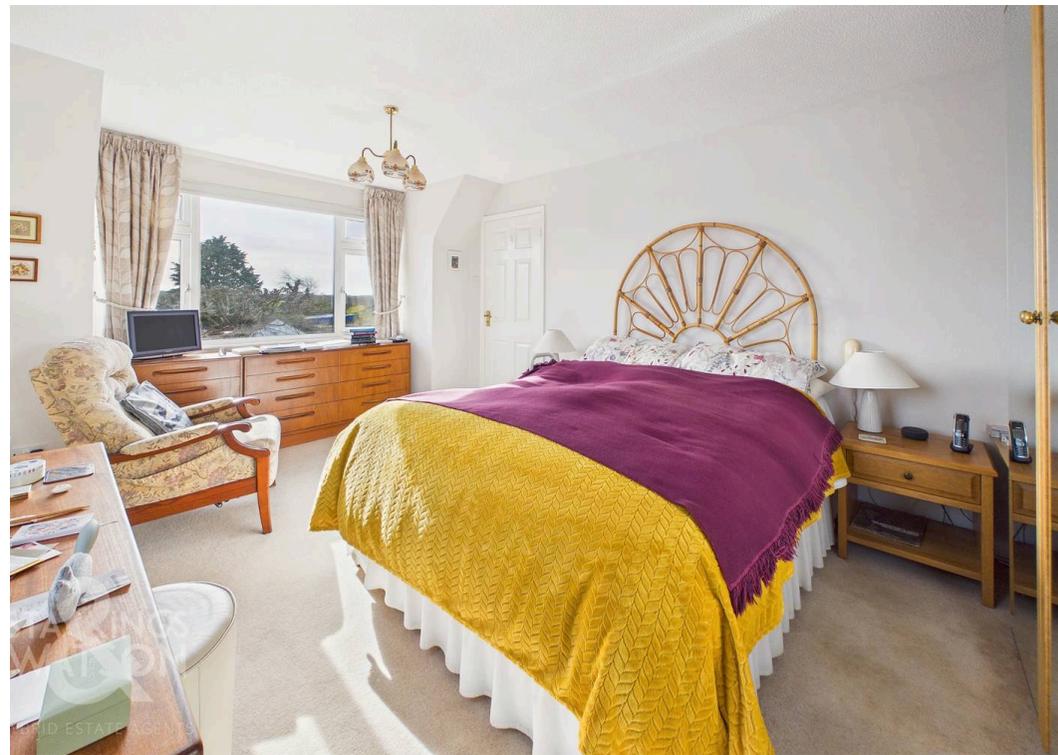
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



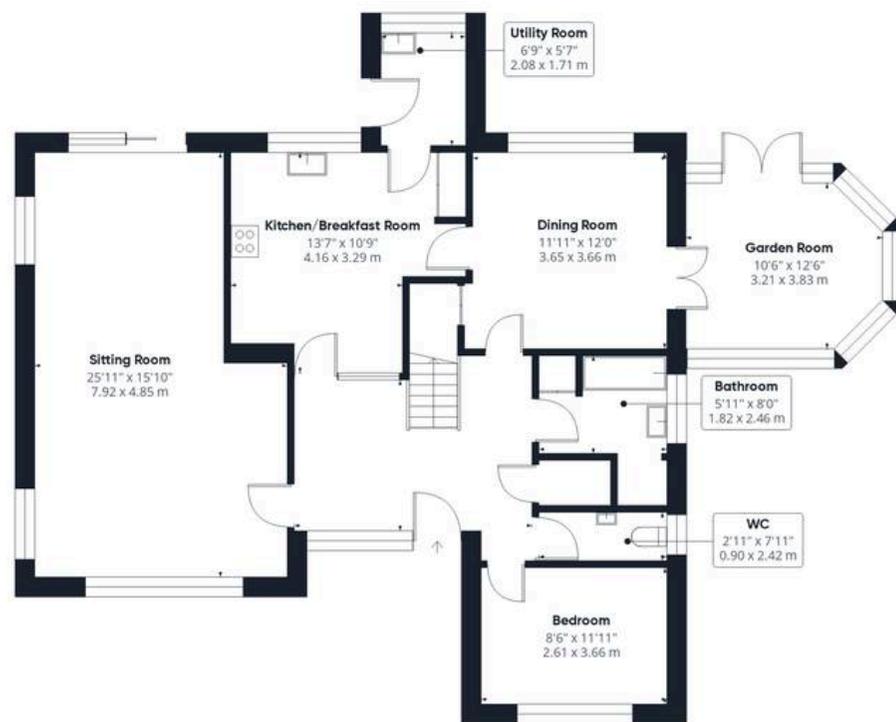




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with a mixture of timber, panel fencing and tall mature shrubbery. Planting beds are littered throughout the garden giving a vibrant feel with a private vegetable garden tucked behind shrubbery. A patio wraps around the exterior of the home to create multiple seating spaces with large open lawn perfect for entertaining friends and family during the warmer months. To the side of the home, personal doors allow access into each of the workshop and double garage with its own power supply, this space becomes versatile in its potential uses again with electric up and over doors fitted to the garage.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2526 ft²

234.7 m²

Reduced headroom

126 ft²

11.7 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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