



STOBART
& HURRELL

**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



43 Patricia Avenue, Horstead, Norfolk, NR12 7EW

A detached bungalow ideally located in the heart of the picturesque riverside village of Horstead, a highly sought-after setting bordering the popular village of Coltishall, often referred to as the Gateway to the Norfolk Broads. The property enjoys a convenient position approximately twenty minutes north-east of the historic city of Norwich and less than thirty minutes from the sandy beaches of the Norfolk coastline.

Tucked away on a quiet no-through road and set back, the bungalow is approached via a shingle driveway providing off-road parking alongside a neatly maintained front lawn. To the rear lies an enclosed south-east facing garden, featuring a timber storage shed, a well-kept lawn and a paved sun terrace, creating an ideal space for outdoor dining and socialising with family and friends.

Internally, the property is well presented throughout. The entrance opens directly into the kitchen, from which internal doors lead to a family shower room, three bedrooms, and a comfortable lounge featuring a fireplace and double doors that overlook and open onto the rear garden, allowing natural light to flow through the living space.

The setting further enhances the appeal of the property, with the award-winning Recruiting Sergeant pub and restaurant just a short distance away. Beyond this lies the charming Georgian high street of Coltishall, offering a range of amenities including an Outstanding-rated primary school, doctor's surgery, post office, the iconic village staithe and a selection of fashionable riverside eateries.



Detached



Bungalow



Older



1 Bathroom



1 Reception



3 Bedrooms



Tax Band C

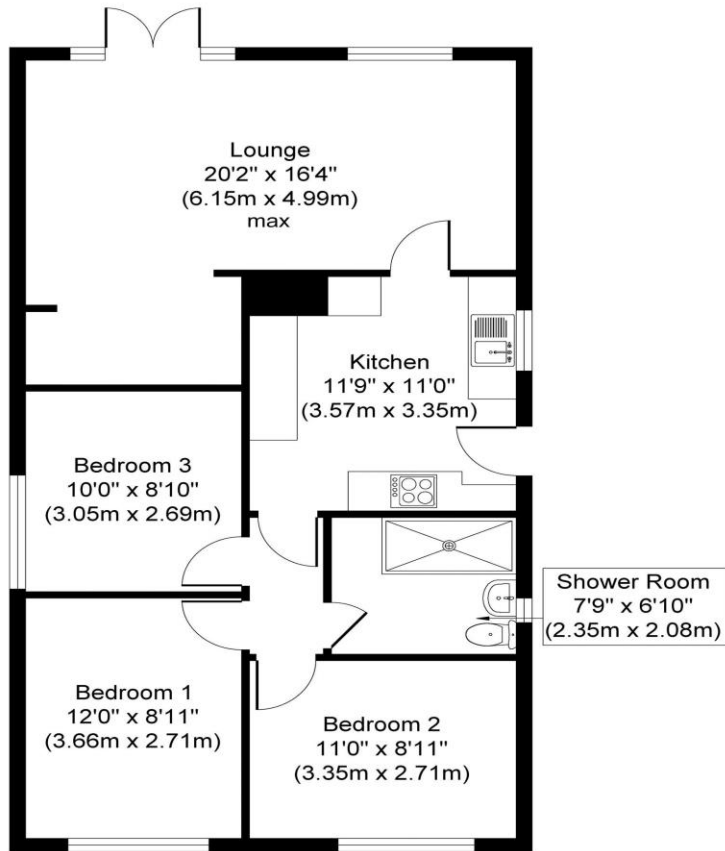


Off-Road
Parking



No
Garage





Approximate Floor Area
786 sq. ft
(72.99 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		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782





**STOBART
& HURRELL**



**STOBART
& HURRELL**
MORTGAGES