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2 Green Lane, Horstead, Norfolk, NR12 7EL

A rare opportunity to acquire a truly remarkable detached bungalow, meticulously renovated to the highest standard, blending contemporary elegance with effortless functionality. This is a home that adapts beautifully to every lifestyle: an exquisite family haven, a refined setting for multi-generational living, or a boutique holiday retreat in one of Norfolk's most sought-after locations.

Set behind electric gates on a private plot exceeding 0.4 acres, the property is discreetly positioned and framed by mature greenery. A sweeping brick-weave driveway winds towards the residence, offering plentiful parking and leading to a double garage. Manicured lawns and sculpted borders envelop the home, while to the rear, south-facing terraces gaze towards a peaceful woodland backdrop, the perfect stage for elegant garden parties, intimate suppers, or quiet morning coffee as birdsong fills the air.

Step inside to a grand entrance hallway that sets the tone for the home's sense of light and space. Two generously proportioned bedrooms, each with bespoke fitted storage and luxuriously appointed en-suites, flank the hall. Beyond lies the garden room, a statement space bathed in natural light, seamlessly opening to the terrace and grounds.





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- IDYLIC FAMILY HOME
- DETACHED BUNGALOW
- NORFOLK BROADS LOCATION

- PLOT EXCEEDING 0.4 OF AN ACRE
- THREE BEDROOMS, ALL WITH ENSUITES
- STUNNING PRESENTATION THROUGHOUT

- VERSATILE & SPACIOUS ACCOMMODATION
- BEAUTIFULLY MAINTAINED MATURE GARDENS
- AMPLE OFF-ROAD PARKING & DOUBLE GARAGE

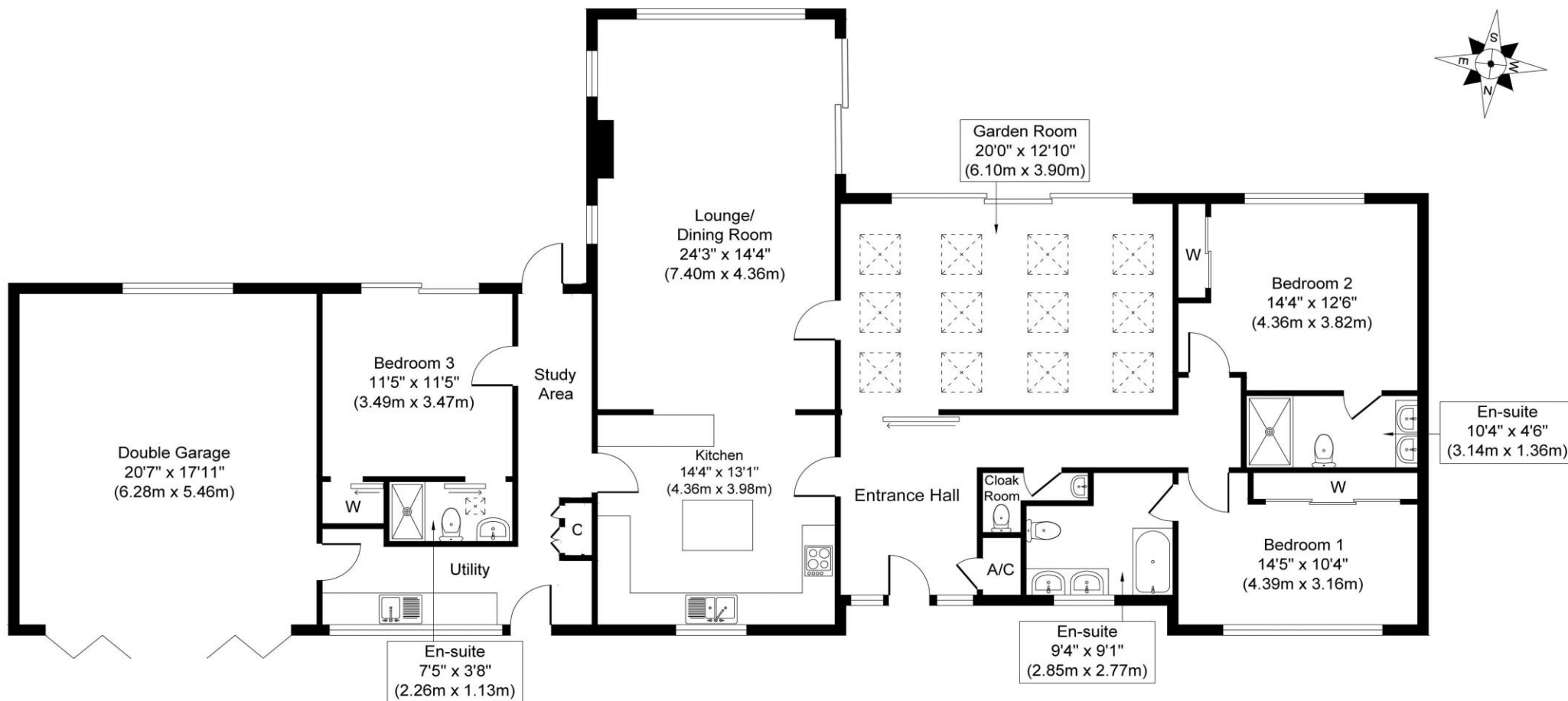
The designer kitchen, fitted with sleek cabinetry and premium appliances, flows into an open-plan lounge and dining space, the heart of the home, perfect for both relaxed evenings and lively entertaining. An adaptable annex-style wing offers a dedicated study, a third double bedroom with fitted storage and en-suite, and direct access to a private terrace, ideal for visiting guests, extended family, or even a self-contained holiday let. A discreet utility room connects this wing to the garage, ensuring everyday convenience is as refined as the rest of the property.

Perfectly situated for both tranquillity and accessibility, this home lies moments from the award-winning Recruiting Sergeant gastropub, and just beyond, the Georgian village of Coltishall, celebrated for its boutique shops, outstanding primary school, riverside dining, and the iconic grassy staithe. The River Bure winds gently through the village, offering a picture-perfect setting for boat trips, waterside walks, and an enviable pace of life.





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Approximate Floor Area
1,740 sq ft
(162 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		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		





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Stobart & Hurrell

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