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4 Robert Norgate Close, Horstead, Norfolk, NR12 7BT

Built by Hopkins Homes in 2009 and forming part of an exclusive small development, this attractive property is set in the heart of the picturesque riverside village of Horstead, bordering Coltishall, often known as the 'Gateway to the Norfolk Broads', just a twenty-minute drive north-east of the historic city of Norwich.

Tucked away along a no-through road, this well-presented home offers an excellent opportunity for first-time buyers or investors alike. Set back from the road, it is approached via a low-maintenance paved and gravel frontage, which also provides valuable off-road parking for two vehicles.

The property opens into a bright entrance hallway, with internal doors leading to a practical cloakroom, a versatile reception room currently used as a double bedroom or study with built-in wardrobe, and a spacious, modern kitchen/dining room. Upstairs, the accommodation continues with a further double bedroom featuring built-in storage, a generous lounge, and a family bathroom.

The lifestyle on offer here is further enhanced by its idyllic setting. Just a short stroll away lies the picturesque Horstead Mill, along with the award-winning pub and restaurant, The Recruiting Sergeant. Nearby Coltishall offers a charming Georgian high street, an Outstanding primary school, doctor's surgery, the iconic grassy staithe, and a selection of popular riverside eateries.



Terraced



House



Modern



1 Bathroom
1 Cloakroom



1 Reception



2 Bedrooms



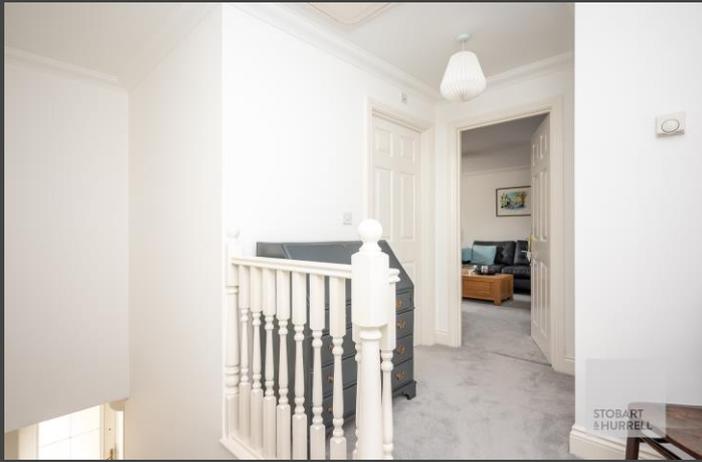
Tax Band B



Off-Road
Parking

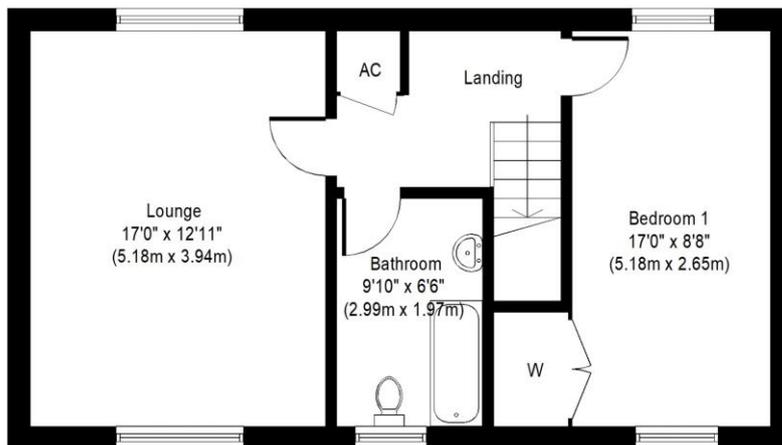


No
Garage





Ground Floor
Approximate Floor Area
358 Sq. ft.
(33.3 Sq. m.)



First Floor
Approximate Floor Area
554 Sq. ft.
(51.5 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. 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		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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