

SALES & LETTINGS

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Parkland Crescent, Horning, Norfolk, NR12 8PJ

A three-bedroom, detached bungalow located within the heart of the Norfolk broads in the popular and sought-after village of Horning, conveniently positioned close to local amenities including the majestic 'Swan Inn' and picturesque Lower Street complete with its delicatessen, restaurants and cafes which run parallel to the river.

Set back and screened from the road by natural hedging and a lawn garden, the property is approached at the side over a gravel driveway providing off road parking and access to a garage. To the rear, a spacious and well-tended lawn garden with distant field views is bordered by mature shrubs, a paved terrace for alfresco dining, a timber summer house and a storage shed.





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- THREE BEDROOMS
- CLOSE TO AMENITIES
- DETACHED BUNGALOW

- SOUGHT AFTER LOCATION
- OFF-ROAD PARKING & GARAGE
- FRONT & REAR LAWN GARDENS

- WELL-PRESENTED THROUGHOUT
- A STROLL TO THE WATER'S-EDGE
- THIRTY MINUTES TO CITY & COASTLINE

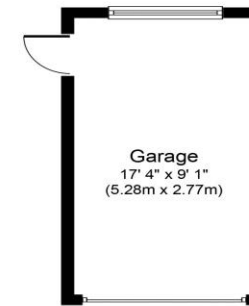
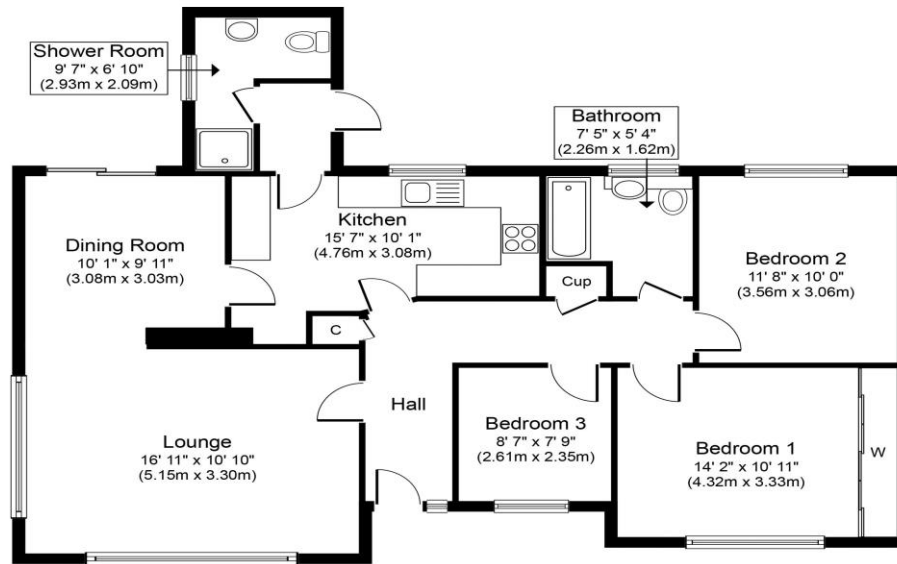
Well-presented throughout the property enters into a broad entrance hallway where separate internal doors lead into three bedrooms, the master with built in wardrobes, a family bathroom and a kitchen with a separate shower room. A further door from the hallway leads into an L-shaped lounge dining room with feature fireplace and double doors that open to the rear garden. A door from the dining area leads back into the kitchen.

Life at the property is further complemented in its setting; a leafy stroll down to the waters-edge, less than four miles to the village of Wroxham with additional amenities, schooling for all ages, supermarket, Railway Station and the Norfolk Yacht Club.





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Approximate Floor Area
1,054 sq. ft.
(97.9 sq. m.)

Garage
Approximate Floor Area
157 sq. ft.
(14.6 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.

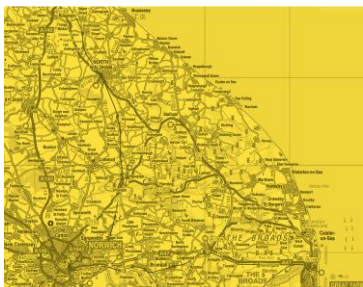
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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