

SALES & LETTINGS

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WE BRING PEOPLE AND PROPERTY TOGETHER



Norwich Road, Horstead, Norfolk, NR12 7EE

- TWO BEDROOMS
- OFF-ROAD PARKING
- PICTURESQUE VIEWS
- TWENTY MINUTES TO NORWICH & COASTLINE
- GARDEN TO REAR
- ROOF TOP TERRACE
- RIVERSIDE VILLAGE LOCATION
- LOCATED IN THE RENOWNED NORFOLK BROADS

A window to the picturesque riverside village of Horstead and bordering Coltishall; sometimes referred to as the Gateway to the Norfolk Broads, which lies a 20-minute journey to the north east of the city of Norwich.

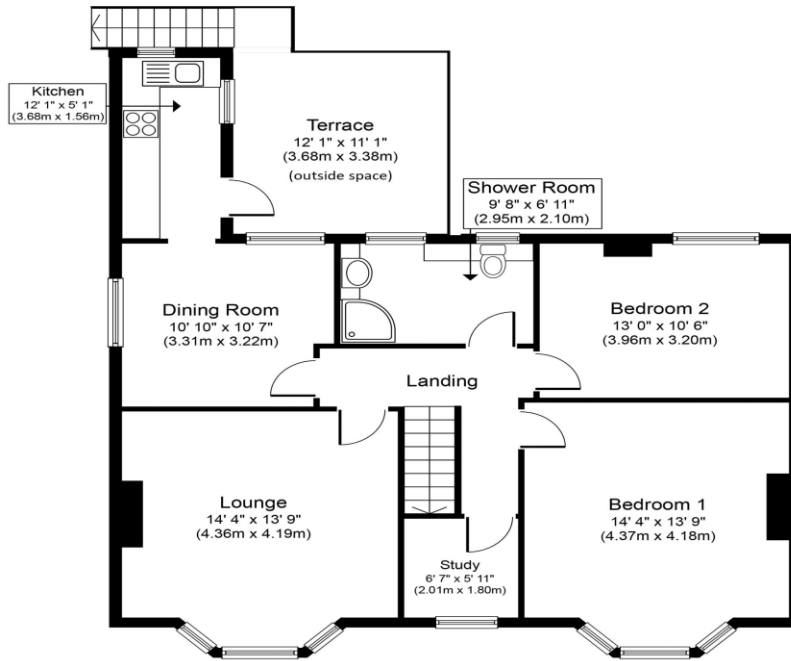
The property sits alongside some of the period houses of its time when Horstead and Coltishall became thriving commercial centres, reflected throughout both villages with some magnificent buildings. Then an important stopping point on the Aylsham to Gt Yarmouth route along the dividing River Bure, neighbouring Coltishall had its own ship building yard where once many of the rivers wherries were built.

This first-floor home overlooks green meadow land with its occasional grazing cattle and beyond to distant woodland. Ample living accommodation suits those seeking solace in a picturesque riverside village in enviable location to escape to the country.

Life at the property is further complemented in its setting, less than a 125-metre stroll to the award-winning pub and restaurant, the Recruiting Sergeant, 300-metres to the charming Georgian village high street amenities in Coltishall and less than a 1000-metres from its Outstanding Primary School and Medical Practice.







Approximate Floor Area
980 sq. ft.
(91.0 sq. m.)

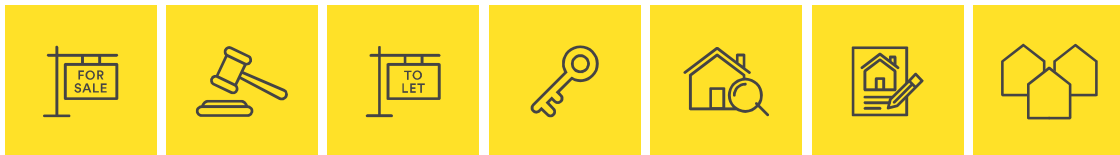


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
		61	75
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
		53	73
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.



Sales

Property
Auctions

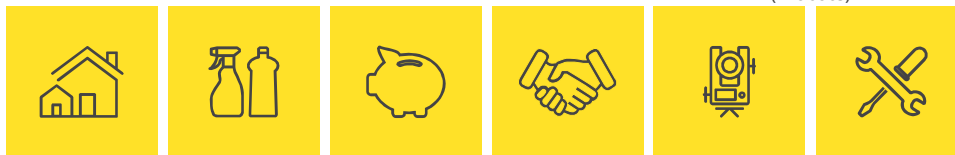
Lettings

Property
Management

Sale/ Rental
Valuation

Estate
Administration
(Probate)

Land & New
Homes



Second Home
Service

Property
Cleaning Service

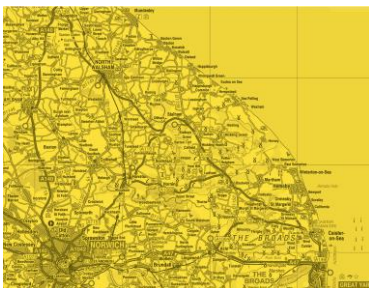
Mortgages

Solicitors

Surveyors

Service
Providers

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