

**SALES & LETTINGS**

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# Parkland Crescent, Horning, Norfolk, NR12 8PJ

A substantial detached four-bedroom family home, with no onward chain, located within the heart of the Norfolk Broads in the popular and sought-after village of Horning. The property benefits from easy access 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 from the road, the property is approached over a shingle driveway providing ample off-road parking and access to a double garage and a front lawn garden. To the side and rear of the property, paved terraces extend away to a neatly maintained lawn garden bordered by mature shrubs and with distant field views.





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- FOUR BEDROOMS
- NO ONWARD CHAIN
- DETACHED FAMILY HOME

- VERSATILE ACCOMMODATION
- A STROLL TO THE WATER'S-EDGE
- WELL-PRESENTED THROUGHOUT

- THIRTY MINUTES TO CITY & COASTLINE
- OFF-ROAD PARKING & DOUBLE GARAGE
- SOUGHT AFTER NORFOLK BROADS LOCATION

Well-presented throughout and arranged over two floors with four bedrooms, a bathroom and two cloakrooms, three reception rooms and separate kitchen, dining room, breakfast room and utility, the property offers a generosity of accommodation with a host of living solutions and a wealth of opportunity, independence for ageing loved ones, those yet to fly the nest, or entrepreneurial freedom for those seeking working solace away from an office.

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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**Ground Floor**  
**Approximate Floor Area**  
**1,295 sq.ft.**  
**(120.3 sq.m.)**

**First Floor**  
**Approximate Floor Area**  
**618 sq.ft.**  
**(57.5 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. 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		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		









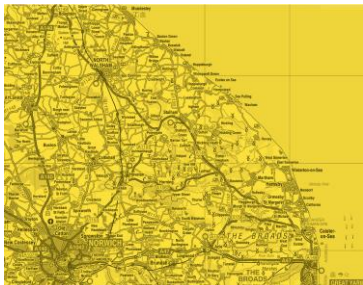
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Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.

						
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	



Come in and meet us, visit us on line or call and speak to one of the team to learn more.

Stobart & Hurrell  
 Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)  
[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)

01603 782 782

