



STOBART
& HURRELL

**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Located in the picturesque riverside village of Horstead and bordering Coltishall – sometimes referred to as the ‘Gateway to the Norfolk Broads’, is this ready to move into cottage with no on-ward chain. The property benefits from its close proximity to local amenities to include the river Bure, for a boating adventure, the award-winning pub and restaurant, the Recruiting Sergeant, and beyond to the charming Georgian village high street amenities in Coltishall. The Outstanding primary school, Doctors’ surgery, and iconic grassy staithe with its fashionable riverside eateries.

Set back from the road on a generous plot, the property is approached over a gravel driveway, providing ample off-road parking and access to a generous lawn garden.

Well-presented throughout the cottage enters into a lobby with access on the left to a lounge with feature brick fireplace and to the right a dining room with an adjoining kitchen and shower room. To the first floor, two double bedrooms and a cloakroom complete the accommodation.

Life at the property is further complemented in its proximity, of approximately four miles, to Wroxham with its variety of shops, post office, and riverside restaurants. Just seven miles to the south is the capital city of Norwich, popular for its shopping, night life, public houses and historical attraction.



Semi-Detached



Cottage



Older



1 Bathroom
1 Cloakroom



2 Receptions



2 Bedrooms



Tax Band B



Off-Road
Parking



No
Garage





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		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782



**STOBART
& HURRELL**



**STOBART
& HURRELL**
MORTGAGES