



**STOBART
& HURRELL**

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Wayland House, Ropes Hill, Horning, Norfolk, NR12 8PB

Located on an elevated corner plot, with views over the roof tops below, Wayland House is enviably located in the picturesque waterside Broadland village of Horning, lining the northern bank of the River Bure, the property benefits from its easy access to the local amenities including the majestic 'Swan Inn' and picturesque Lower Street, complete with its delicatessen, gallery, Post Office, restaurants and cafes which run parallel to the river. The village green plays host to a Summer Fete and the Sailing Club musters the enduring annual 'Three Rivers Race'.

Set back from the road on a generous plot, Wayland house is approached over a hard standing driveway providing ample off-road parking and access to a tiered front lawn garden with sun terrace and a detached double garage. A passageway to the side of the property grants access to an enclosed, neatly maintained rear garden, with paved terraces, mature trees and a timber storage shed.

Well-presented throughout, the property enters at the side into a porch and through into the kitchen. An inner hallway, provides access to a family bathroom with separate W.C and three bedrooms, one with built in storage. Further doorways from the hallway lead into a bright lounge dining room with double doors opening out to the south facing front garden and a conservatory, with access to the rear.

Wayland House is further complemented in its proximity of less than four miles to the Broads Capital of Wroxham, where you will find excellent retail therapy in Roys Department store and supermarket, a post office, dentist and doctors surgery, numerous independent retailers, river cruises, restaurants, cafes and schooling for all ages. Slightly further afield, of approximately eleven miles, is the capital city of Norwich or the Norfolk Coastline.

Agents Note - Wayland House has been successfully treated for subsidence.



Detached



Bungalow



Older



1 Bathroom
1 WC



2 Receptions



3 Bedrooms



Tax Band C

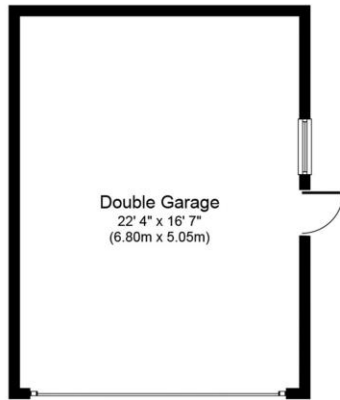


Off-Road
Parking

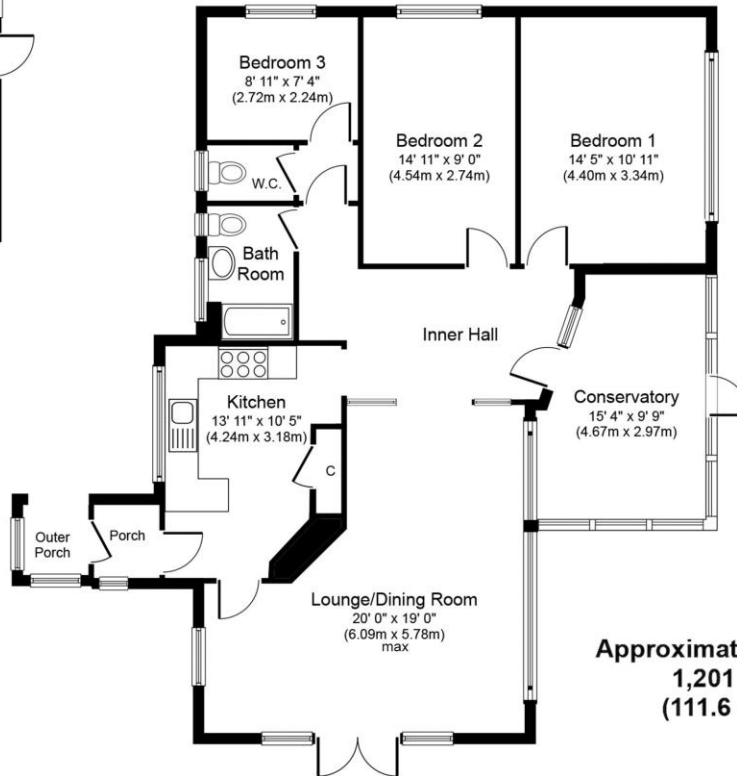


Double
Garage





Garage
Approximate Floor Area
369 sq. ft.
(34.3 sq. m.)



Approximate Floor Area
1,201 sq. ft.
(111.6 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. 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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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