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& HURRELL**

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8a Hillside Road, Horning, Norfolk, NR12 8PG

A beautifully presented detached bungalow, that has been modernised by the current owners to create a spacious and versatile family home. Nestled in the highly sought-after Broadland village of Horning, lining the northern bank of the River Bure, the village offers effortless access to the renowned waterways of the Norfolk Broads, perfect for boating, fishing, wildlife watching, or simply embracing the tranquillity of waterside living.

Set back from the road, the bungalow is approached via a gravel driveway providing off-road parking, access to a detached garage, and a neatly maintained front lawn. To the rear, a south-east facing garden enjoys mature hedging for privacy and features a paved sun terrace, timber summer house, and well-kept lawn, an ideal setting for relaxation and outdoor entertaining.





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& HURRELL**

- DETACHED FAMILY HOME
- OFF-ROAD PARKING & GARAGE
- PICTURESQUE RIVERSIDE VILLAGE

- IDYLIC NORFOLK BROADS LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS, MAIN WITH EN-SUITE

- SOUTH EAST FACING GARDEN WITH SUMMER HOUSE
- LOCATED NEAR AMENITIES, VILLAGE GREEN & STAITHE
- LESS THAN THIRTY MINUTES TO NORWICH OR THE COASTLINE

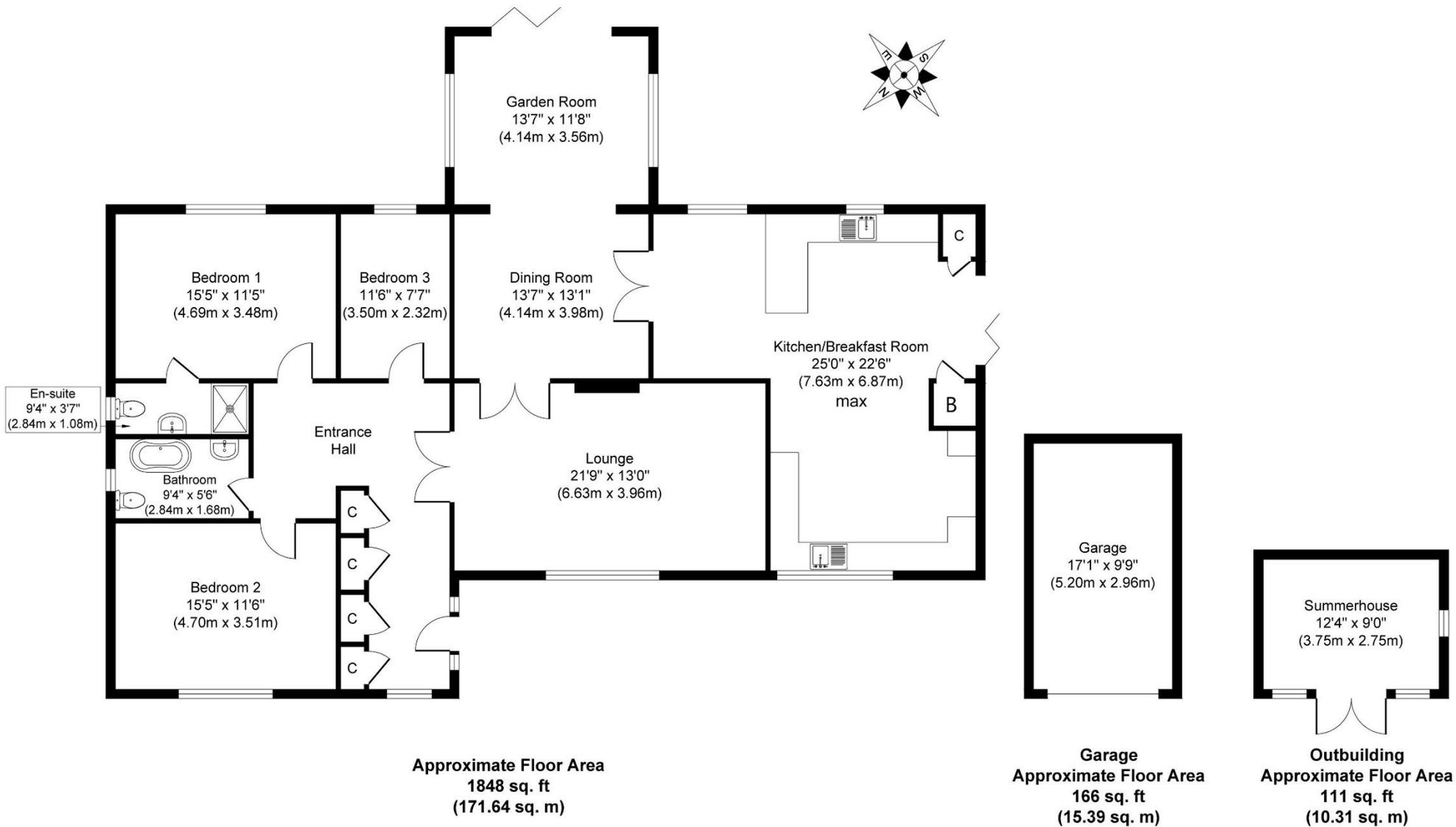
Internally, a spacious hallway with built-in storage leads to three bedrooms, including a principal suite with en-suite shower room, alongside a modern family bathroom. The main living accommodation is light-filled and thoughtfully arranged, with a comfortable lounge opening into a dining room and adjoining garden room, where bi-folding doors seamlessly connect to the rear garden. The dining room flows into a contemporary kitchen/breakfast room, which also benefits from bi-folding doors opening onto the side garden, enhancing the home's sense of space and indoor-outdoor living.

Equally suited as a permanent residence or idyllic holiday retreat, the property is just a short scenic stroll from the water's edge, the iconic The Swan Inn, and the charming amenities of Lower Street. The village primary school lies just over a mile away, while nearby Wroxham, approximately three miles distant, offers further schooling, a supermarket, department store, Norfolk Yacht Club, and a railway station. For a wider range of shopping, dining, and cultural attractions, the historic city of Norwich is just ten miles away.



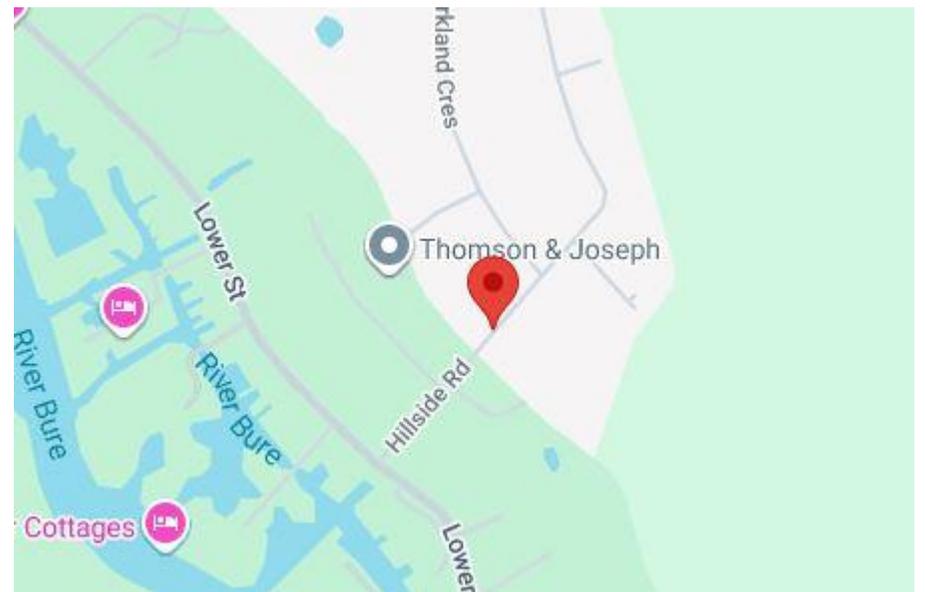


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Not shown in actual location/orientation

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.





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