



2 Lower Street, Horning

Guide Price £575,000



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Horning, Norwich

Guide Price £575,000 - £600,000. At the height of seclusion, this three-bedroom bungalow in the picturesque village of Horning offers a perfect blend of privacy and practicality. Set amidst mature trees and greenery, the property is approached via a gravel driveway, complete with a carport, ensuring a peaceful and private setting. Inside, the home is designed to maximise natural light, with a triple-aspect dining room, dual-aspect living room, and spacious kitchen, all providing a bright and airy atmosphere. The private garden, along with a versatile garden studio, enhances the outdoor experience, making it ideal for both relaxation and creativity. With a detached building plot (STPP), utility room, and ample storage, this bungalow provides exceptional value in a highly desirable location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







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### The Location

Located at Lower Street, Horning, NR12, this property is perfectly positioned in one of the most desirable villages in the Norfolk Broads. The home is just a short stroll from the heart of the village, where you'll find a convenience store, riverside pubs like The Swan Inn and The New Inn.

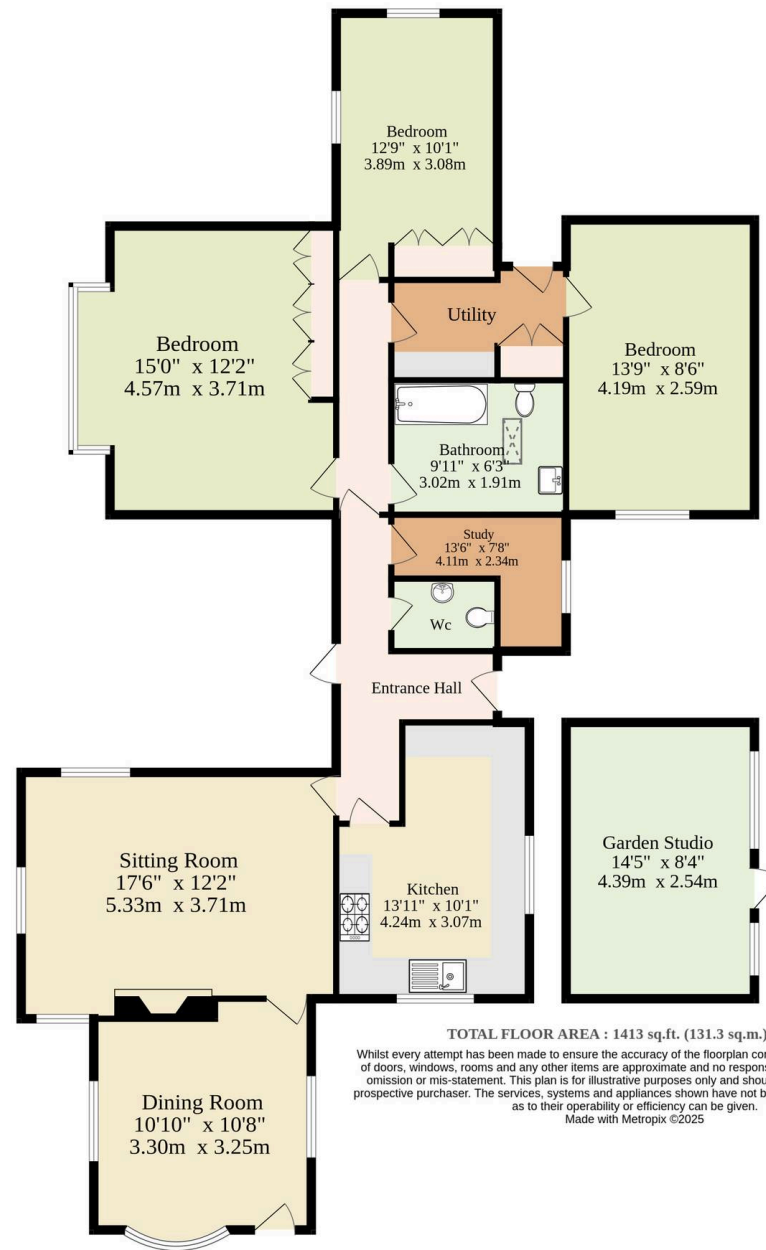
For families, the local primary school is less than half a mile away, while the nearby village hall and recreational park offer additional amenities.

Horning is ideally situated approximately 3 miles from Wroxham, the hub of the Broads, providing further shopping, dining, and leisure options, and about 10 miles from the historic city of Norwich, which offers excellent transport links and a wide range of services.





Ground Floor  
1413 sq.ft. (131.3 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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