



## Hillside Cottage Norwich Road Falgate, Horning

Offers in Region of £425,000

# Hillside Cottage Norwich Road Falgate

Horning, Norwich

Hillside Cottage, positioned just beyond Horning, is the perfect countryside getaway, with the village centre easily accessible in no time. Surrounded by well-maintained gardens and beautiful views, this home effortlessly combines classic charm with modern comforts, providing the perfect setting for relaxation and outdoor living. Inside, the spacious dining and sitting rooms, each featuring a cosy wood burner, create inviting spaces to unwind. The well-equipped kitchen and utility room make everyday tasks a breeze, while the three double bedrooms offer a peaceful environment. Outside, the expansive garden provides an ideal space for enjoying nature, whether it's through alfresco dining on the timber deck or tending to the vegetable plot.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E





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### The Location

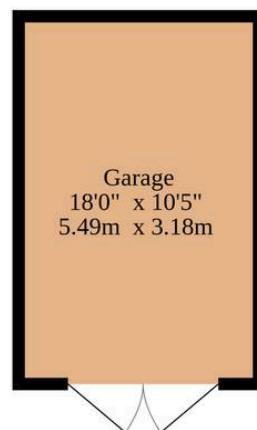
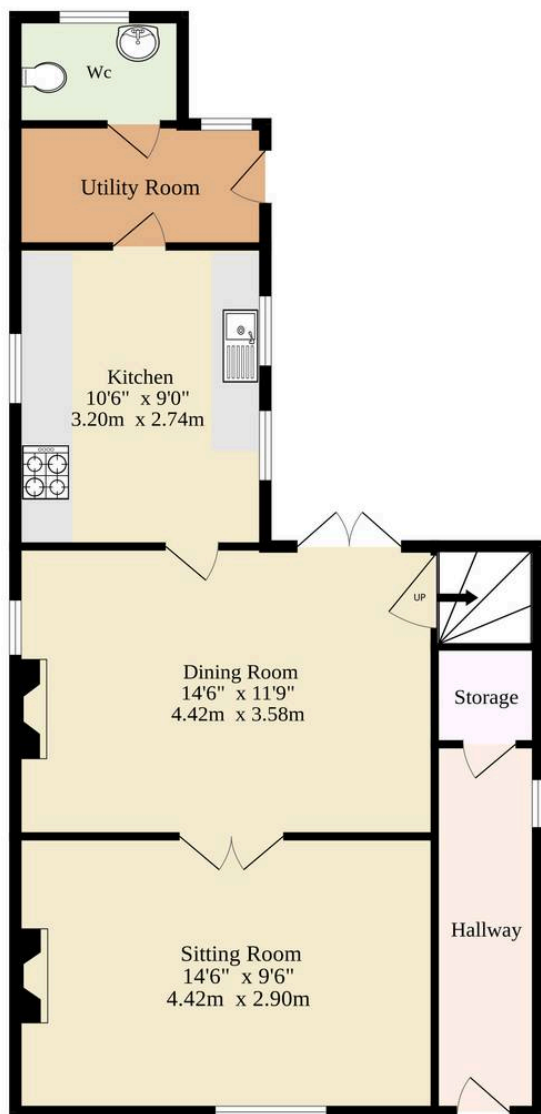
Located at Norwich Road, Horning, NR12, this property is perfectly positioned in one of the most desirable villages in the Norfolk Broads. The home is just a short distance from the heart of the village, where you'll find a convenience store, riverside pubs like The Swan Inn and The New Inn.

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

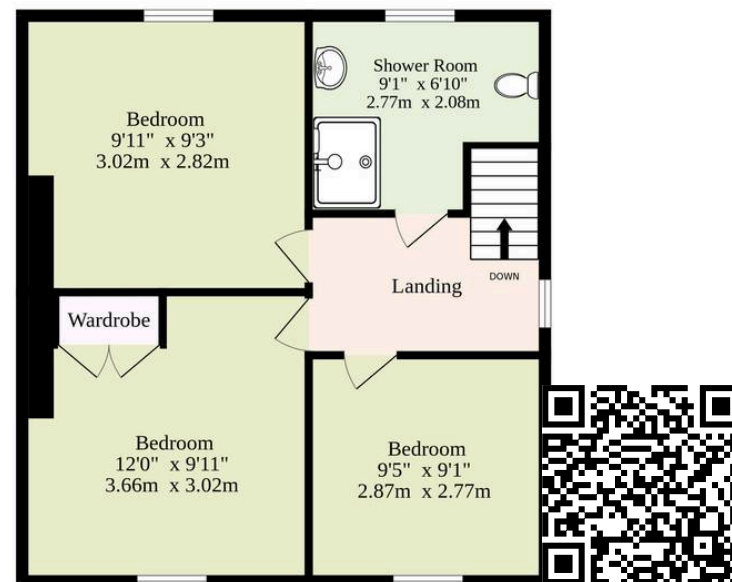
Horning is ideally situated approximately 3 miles from Wroxham, the hub of the Broads, providing further shopping, dining, and leisure options, and about 10 miles from the historic city of Norwich, which offers excellent transport links and a wide



Ground Floor  
752 sq.ft. (69.9 sq.m.) approx.



1st Floor  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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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