



46 Norwich Road, Horstead

Norwich



Minors & Brady



# 46 Norwich Road

## Horstead, Norwich

This beautifully renovated two-bedroom home is located in the charming village of Horstead (NR12), offering a mixture of modern style and village character. The property has been updated throughout, creating a neutral and inviting interior ready to move into. The ground floor features a bright lounge with a feature fireplace and a striking wood panel wall, as well as a contemporary kitchen with high-gloss units, solid wood worktops and a built-in oven and gas hob. Upstairs, the master bedroom is a spacious double with dual-aspect windows, while a second bedroom provides an additional space. A modern shower room completes the first floor. Externally, the home will include a garden, currently overgrown and partially shared with the neighboring property, with boundary works underway to define the space. On-road parking is conveniently available nearby, and a rear walkway provides access past neighboring houses. This property offers a rare opportunity to acquire a move-in-ready home in a welcoming village setting.

- Fully renovated two-bedroom home in Horstead village (NR12)
  - Modern, neutral interior design throughout
  - Spacious lounge with feature fireplace and wood panel wall
  - Contemporary kitchen with high-gloss units, solid wood worktops, and built-in oven & gas hob
  - Master double bedroom with dual-aspect windows
  - Second well-proportioned bedroom ideal for guests or home office
  - Agents Note
- Sold Freehold  
Connected to all mains services.







# 46 Norwich Road

## Horstead, Norwich

### The Location

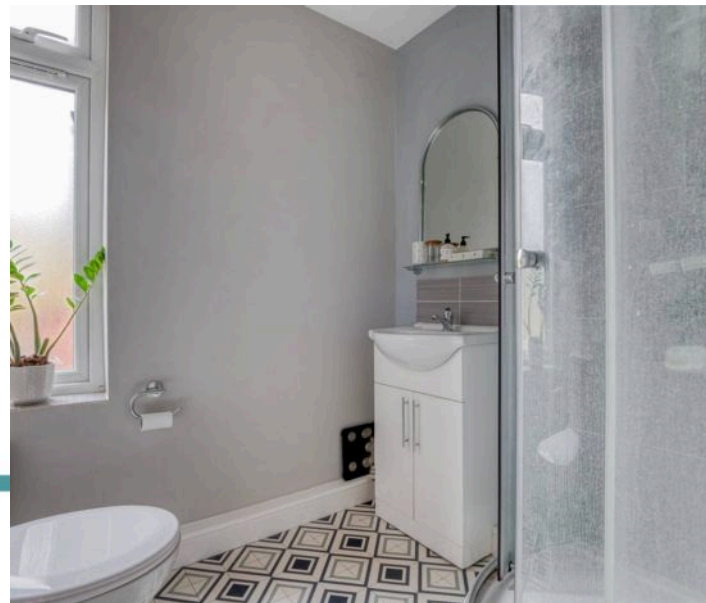
Horstead is a charming and welcoming village, perfectly situated just under 10 minutes from Wroxham and neighboring the popular Norfolk Broads village of Coltishall. The village is surrounded by beautiful countryside, with scenic riverside spots that provide the perfect setting for leisurely walks, picnics, or simply soaking up the peaceful atmosphere. Public footpaths wind through the area, allowing residents and visitors to enjoy the natural beauty and tranquility that Horstead has to offer.

While the village itself doesn't have a local shop, this doesn't take away from its convenience. Just a short stroll across the bridge into Coltishall brings a range of amenities within easy reach, including a petrol station, newsagents, butchers, hairdressers, post office, doctors' surgery, and even a selection of quaint cafés – ideal for a coffee or lunch with friends.

Horstead's close-knit community and welcoming feel make it a delightful place to live, offering a perfect balance of peaceful village life with quick access to local services and the wider attractions of the Norfolk Broads. It's the kind of village where neighbours know each other, nature is never far away, and life moves at a pleasantly relaxed pace.

### Norwich Road, Horstead

This beautifully renovated two-bedroom home is now for sale in the picturesque village of Horstead (NR12). Updated throughout, the property boasts a modern yet neutral design, making it ready to move into and ideal for a variety of tastes.



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Access the home via a uPVC door to the side, opening into a practical hallway with coir matting to keep the rest of the house clean. The hallway provides stairs to the first floor and doors to the lounge and kitchen. The lounge features a fitted carpet, feature fireplace, a striking wood panel wall, dual aspect double-glazed windows, and ample power points, creating a bright and inviting space.

The kitchen is a real highlight, offering high-gloss, soft-close wall and base units with solid wood worktops, a bowl sink and drainer with mixer tap, and a built-in oven and gas hob. There is space for a washing machine and fridge-freezer, a built-in pantry with shelving, vinyl flooring, tiled splashbacks and a radiator.

A uPVC door opens to the rear walkway, with a double-glazed window to the side.

Upstairs, the landing is fitted with carpet and provides access to all rooms, along with loft access and power points. The master bedroom is a spacious double with a feature wood panel wall, fitted carpet, dual aspect windows, radiator, and power points. The second bedroom also features a fitted carpet, radiator, power points, and a side-facing double-glazed window.

The modern shower room includes a walk-in shower cubicle, hand wash basin with vanity unit and storage, low-level WC, tiled-effect vinyl flooring, splashbacks, heated towel radiator, and a rear-facing double-glazed window.

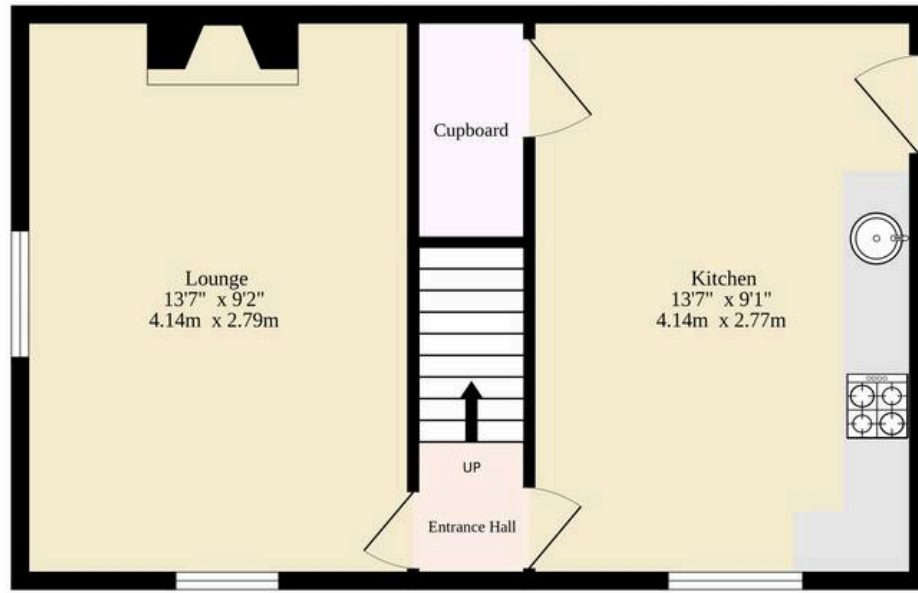
To the rear, there is currently a communal pathway running past neighboring houses, with on-road parking available via the nearest no-through road. The property will also include a garden, partially shared with the neighboring property.

The owner is in the process of completing boundary works, which will fully define the garden area.

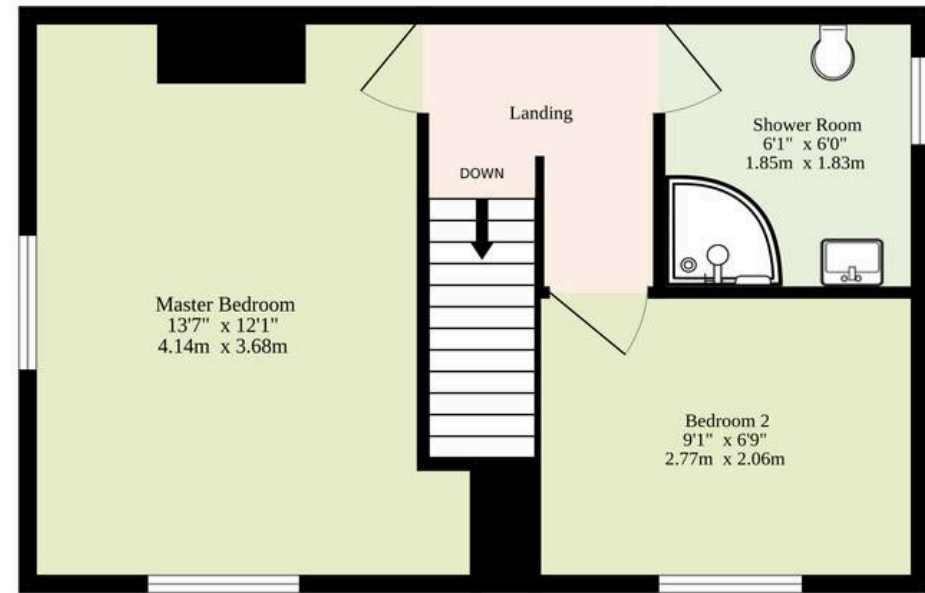


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**Ground Floor**  
273 sq.ft. (25.4 sq.m.) approx.



**1st Floor**  
291 sq.ft. (27.0 sq.m.) approx.



**TOTAL FLOOR AREA : 564 sq.ft. (52.4 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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# Minors & Brady

*Your home, our market*



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