



3 Horners Terrace Norwich Road, Horstead
Norwich



Minors & Brady

3 Horners Terrace Norwich Road

Horstead, Norwich

Guide Price: £270,000-£280,000 - A charming mid-terrace period home in the highly sought-after riverside village of Horstead, on the border of the picturesque Georgian village of Coltishall.

- Guide Price: £270,000-£280,000
- Mid-terrace period home in desirable riverside Horstead
- Sympathetically modernised while retaining original period charm
- Extensive rear garden, predominantly laid to lawn – rare for a terrace home
- Versatile garden studio suitable for home office, hobbies, or leisure
- Less than 100 metres from the Recruiting Sergeant pub and restaurant
- Close to Coltishall high street, local school, medical practice, and just 20 minutes from Norwich
- Two bedrooms, including a double with built-in storage
- Fitted kitchen with rear lobby leading to family bathroom



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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A charming mid-terrace period home in the highly sought-after riverside village of Horstead, on the border of the picturesque Georgian village of Coltishall. Sympathetically modernised to retain its period charm while offering contemporary comforts, this delightful home features a welcoming lounge, fitted kitchen, two bedrooms, and a family bathroom. A standout feature is the extensive rear garden, predominantly laid to lawn and complemented by a versatile garden studio and brick-built storage outhouse – a rare find for a terrace property. Ideally located within walking distance of the award-winning Recruiting Sergeant pub, Coltishall’s high street, and local amenities, with Norwich just twenty minutes away.

Location

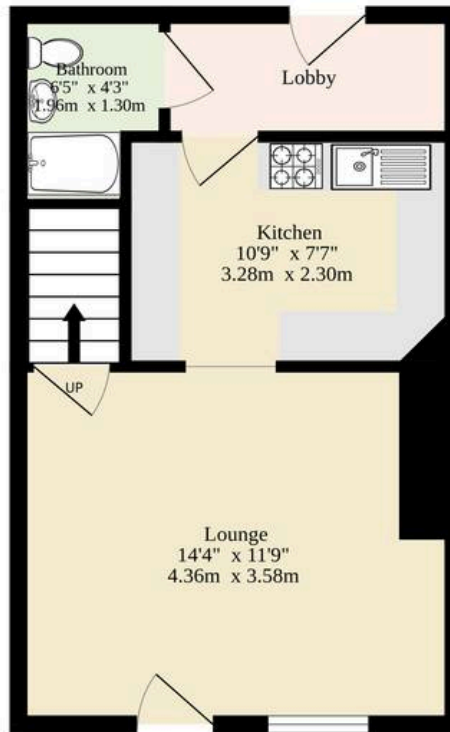
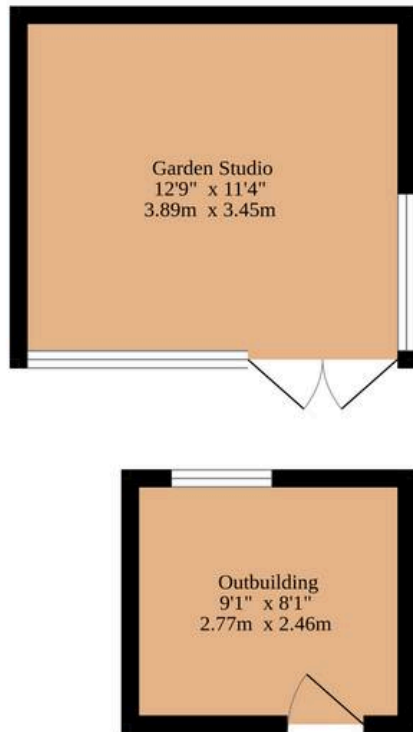
Horstead is a picturesque riverside village in Norfolk, located just northeast of Norwich and bordering the charming Georgian village of Coltishall, often described as the ‘Gateway to the Norfolk Broads’. The village offers a peaceful rural setting while still providing easy access to the city, approximately twenty minutes away.

Local amenities include the highly regarded Recruiting Sergeant pub and restaurant (less than 100 metres away), and nearby Coltishall provides a selection of independent shops, cafés, and services. Families benefit from the village’s Outstanding-rated primary school and medical practice, both within easy reach.

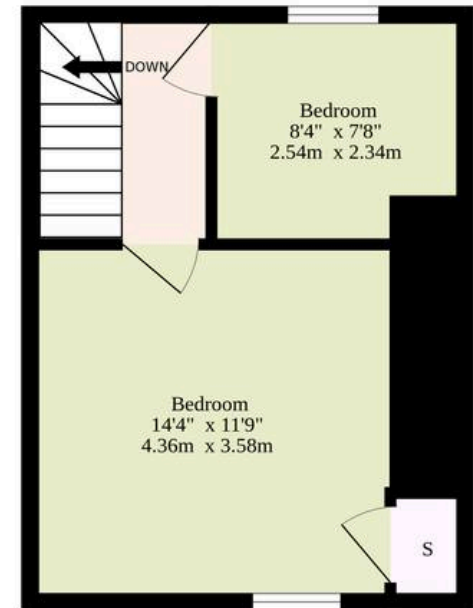
Surrounded by scenic countryside and close to the Norfolk Broads, Horstead is ideal for outdoor pursuits such as walking, cycling, and boating. The village combines a tranquil, community-focused lifestyle with convenient access to Norwich and the wider region.



Ground Floor
542 sq.ft. (50.4 sq.m.) approx.



1st Floor
283 sq.ft. (26.3 sq.m.) approx.



Sqft Includes Outbuildings

TOTAL FLOOR AREA : 825 sq.ft. (76.6 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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