



7 Staithe Close, Horning

Norwich



Minors & Brady

PARISH OF HORNING
STAITHE CLOSE NR12
NO PARKING
STAITHE CLOSE
RESIDENTS ONLY

7 Staithe Close

Horning, Norwich

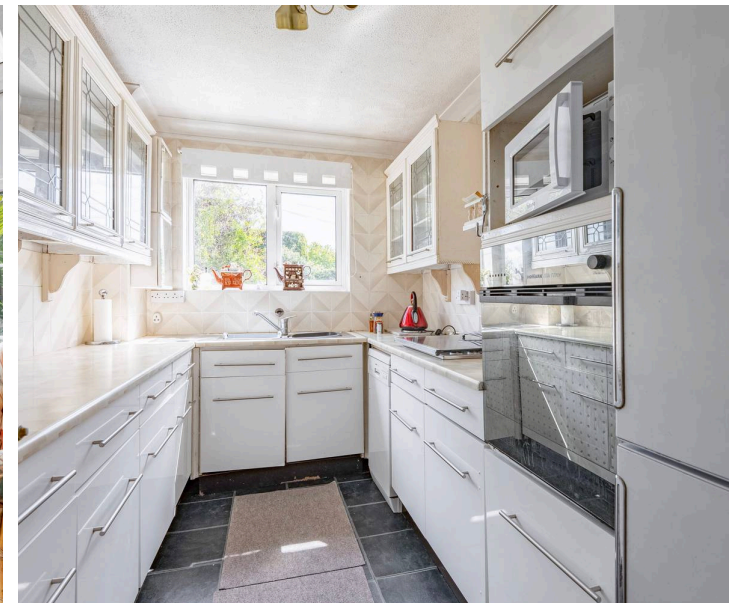
This is a home that feels instantly comfortable, with light flowing through the main living spaces and the river visible from both front-facing windows. The first-floor lounge and dining area is a particularly welcoming spot, opening onto a balcony where you can pause during the day and watch the gentle movement of the water. The kitchen sits just across the landing, practical in layout and well-placed for everyday living. On the ground floor, the flexible additional room and adjoining conservatory create an easy-going space that works well for home working, hobbies or simply spending time close to the garden. Upstairs, the two bedrooms are bright and well-proportioned, offering pleasant outlooks and a calm atmosphere. With the village centre only a short stroll away, ideal for picking up essentials, meeting friends for coffee or enjoying a meal by the river, this property offers a relaxed, well-connected way of living shaped by natural light, open views and the charm of its riverside setting.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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7 Staithe Close

Horning, Norwich

- Offered with no onward chain, ideal for full-time living or a second home
- End-of-terrace home with elevated views towards the river and village green
- Sought-after riverside setting within walking distance of the River Bure
- Bright first-floor living/dining room with balcony overlooking the water
- Ground-floor flexible room with conservatory opening onto the garden
- Practical kitchen with pleasant outlook and filled with natural light
- Low-maintenance side and rear gardens with paved terrace
- Three bedrooms offering comfort and privacy, one of which is currently utilised as a study with French doors into the conservatory
- Private driveway providing off-road parking plus integral garage
- Peaceful cul-de-sac position close to village shops, cafés and amenities



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7 Staithe Close

Horning, Norwich

Horning

Staithe Close enjoys a calm, leafy setting within one of Horning's most appealing residential pockets, with the river and village amenities only a brief walk away. From here, daily life feels wonderfully straightforward: the village shop with its post office, a friendly deli-café, and the primary school are all close by, while the Swan Inn and the independent businesses along Lower Street bring character and choice to the waterfront. Its proximity to the River Bure opens the door to sailing, fishing, and peaceful wildlife-spotting throughout the seasons. Horning's strong community spirit is reflected in its calendar of events, from the well-loved summer fête on the green to the Sailing Club's renowned Three Rivers Race, and the village retains its charm even in the quieter winter months.

Everyday essentials are also within easy reach, with supermarkets such as Tesco in Stalham and Hoveton, as well as Roys of Wroxham, offering extensive grocery and household options. Families benefit from a range of nearby schools, including Horning Primary, Broadland High Ormiston Academy, and St John's Community Primary School. Transport links are straightforward too: local buses connect the village with Wroxham and Norwich, and Wroxham station provides rail services to both the coast and the city. Altogether, it's a location that supports an easy, outdoors-focused lifestyle while keeping you well connected.



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7 Staithe Close

Horning, Norwich

An appealing end-of-terrace home with far-reaching views of the river and village green, this well-kept property offers a rare opportunity to enjoy a peaceful Broadland setting within easy reach of Horning's much-loved amenities. With accommodation arranged over three floors, off-road parking, a garage and a low-maintenance garden, it presents a versatile and comfortable home suited to families, downsizers or those seeking a relaxing second home in one of the Norfolk Broads' most desirable villages.

Set back from the road, the property is approached via a private hardstanding driveway providing parking and access to the integral garage. To the side and rear, the garden has been designed for ease of upkeep, featuring established palms, mature planting and a paved terrace that offers a sheltered spot for outdoor dining or simply unwinding while taking in the surroundings.

The ground floor is arranged around a welcoming entrance porch and hallway, which leads to a cloakroom, internal access to the garage and a flexible room that can serve as a study or third bedroom. This space opens into a bright conservatory, creating a pleasant garden-facing area ideal for hobbies, work or relaxation, with direct access to the terrace.



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On the first floor, the main living accommodation has been thoughtfully arranged to make the most of the setting. The kitchen is well-proportioned and practical, while the generous lounge and dining area enjoys elevated views towards the river. Sliding doors open onto a private balcony, providing a lovely vantage point from which to watch the changing light over the water and the activity along the riverbank.

The top floor completes the layout with two comfortable bedrooms and a modern shower room. Each bedroom benefits from natural light and pleasant outlooks, with the principal room again taking advantage of the property's riverside aspect.

Offered with no onward chain, this is a home that combines a sought-after location with adaptable accommodation and the rare advantage of river views from both front-facing rooms. Whether as a full-time residence or a peaceful retreat, it provides an inviting and well-connected base from which to enjoy the best of Horning and the wider Norfolk Broads.

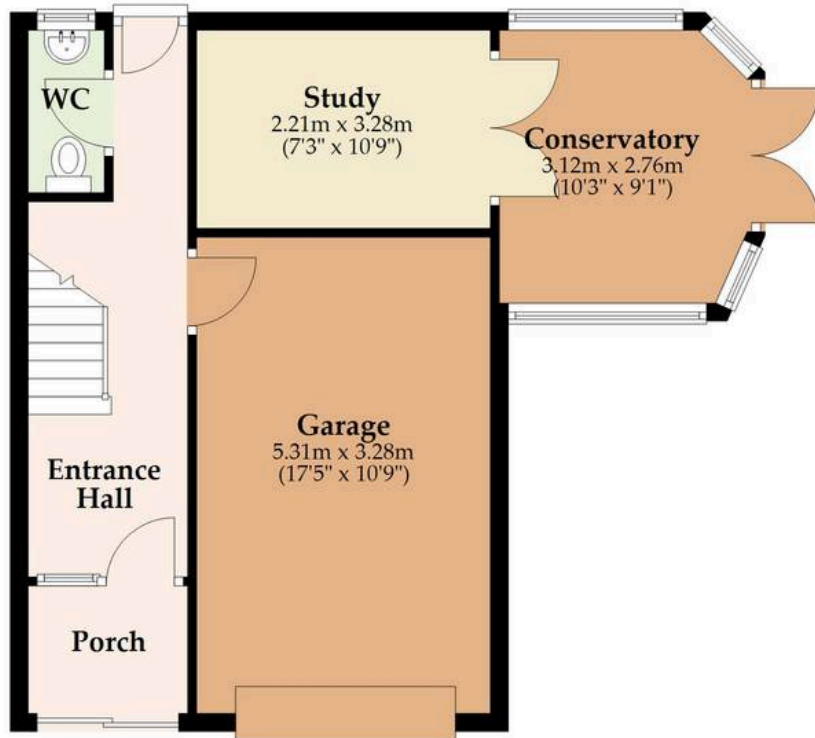


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 47.7 sq. metres (513.2 sq. feet)



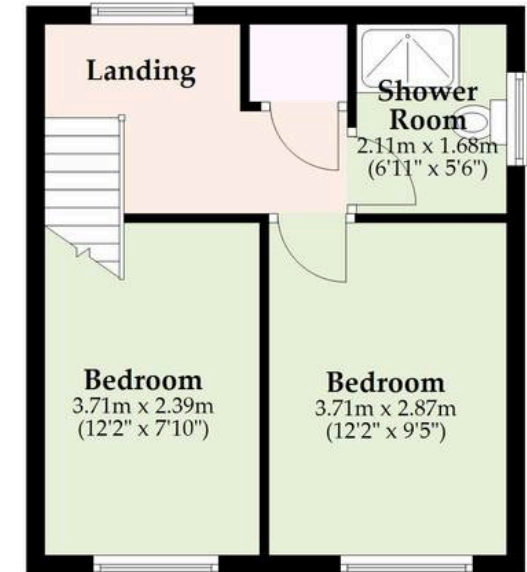
First Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



Second Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



Total area: approx. 119.9 sq. metres (1290.1 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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