



15 The Avenue, Horning

Norwich



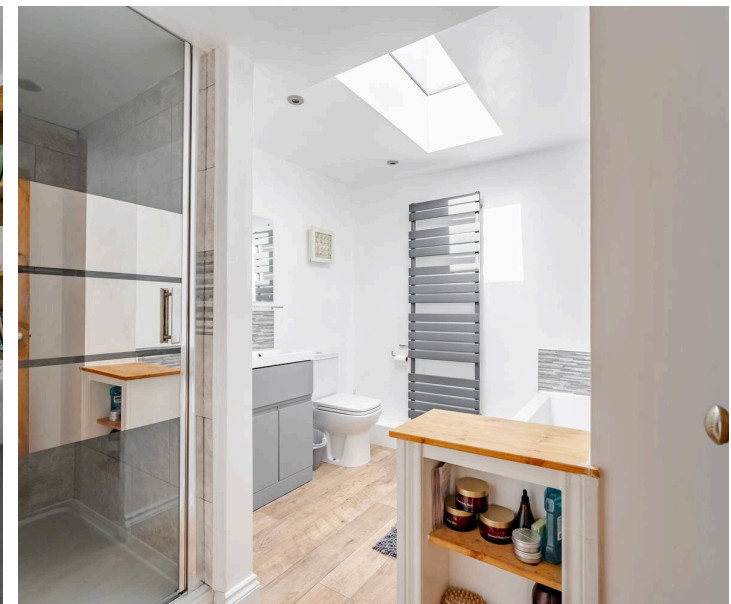
Minors & Brady

15 The Avenue

Horning, Norwich

A highly versatile four-bedroom home offering flexible living and annexe-style accommodation in the sought-after village of Horning. Set behind a gated frontage with ample gravel driveway parking, the property provides both privacy and practicality. The ground floor centres around generous living spaces, including a bright sitting/dining room, a neutral kitchen with characterful tiled splashback, and a sun room with bi-fold doors opening onto the garden. A key highlight is the adaptable rear section, offering bedroom, en suite and additional rooms ideal for multi-generational living or guest independence. Upstairs, three further bedrooms are complemented by a shower room, creating a well-balanced family layout. Outside, a well-arranged garden provides space to relax and entertain, completing this flexible and appealing home.

- Four-bedroom home arranged over two floors with flexible living space
- Adaptable ground floor with annexe-style accommodation potential
- Bright sun room with bi-fold doors opening onto the garden
- Neutral kitchen with space for appliances and characterful tiled splashback
- Spacious sitting/dining room ideal for everyday living and entertaining
- Ground floor bedroom with en suite, suitable for multi-generational living
- Three further well-proportioned bedrooms to the first floor
- Gated frontage with ample parking on a substantial gravel driveway
- Private and well-arranged garden space for relaxation and outdoor use
- Sought-after village location in Horning, close to the Norfolk Broads





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15 The Avenue

Horning, Norwich

The Location

Situated at the heart of a sought-after Broadland village, this location is celebrated for its riverside position and lively boating community. Residents enjoy a selection of waterside pubs, cafés, and restaurants, including the renowned Swan Inn Horning, known for its excellent food, along with convenience shops and local services within easy reach.

The River Bure provides direct access to the Norfolk Broads, making it a popular destination for sailing and leisure activities. The village also benefits from regular public transport links, nearby schools, and good road connections to Wroxham, Norwich, and the Norfolk coast. A short drive takes you into nearby Hoveton and Reydon, offering additional amenities, shops, and dining options.

The village hosts seasonal events and regattas that draw visitors from far and wide, adding to its appeal. Scenic walking and cycling routes are close at hand, offering opportunities to explore the surrounding countryside. For those seeking a balance between village charm and accessibility, this setting delivers both lifestyle and convenience.



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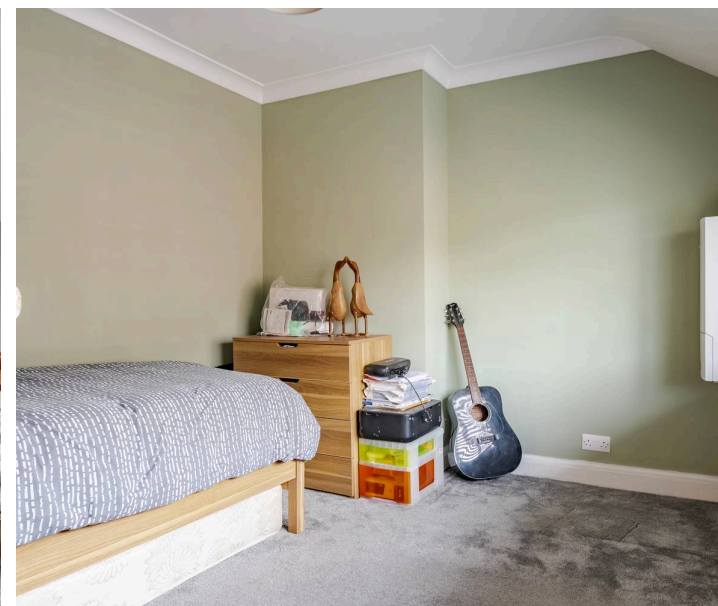
The Avenue, Horning

Situated within the sought-after Broadland village of Horning, this well-arranged four-bedroom home offers versatile accommodation, generous living space and excellent potential for multi-generational living. Well set back from the road, the property benefits from a gated frontage and a substantial gravel driveway, providing ample parking for multiple vehicles.

The ground floor is thoughtfully laid out, with a welcoming porch area leading into a spacious sitting/dining room positioned to the front. This area offers flexibility for both everyday living and entertaining, with a natural flow through to the kitchen and breakfast area.

The kitchen is finished in a neutral style, complemented by a varied coloured tiled splashback that adds a subtle sense of character, while providing space for freestanding appliances to suit individual needs.

To the rear, the sun room creates a bright and inviting additional living space, enhanced by bi-fold doors that open directly onto the garden. This connection between indoor and outdoor areas makes it an ideal space for relaxing or entertaining, particularly during warmer months.



15 The Avenue

Horning, Norwich

A key feature of the property is the adaptable ground floor accommodation, including an additional bedroom, en suite and adjoining spaces such as the utility and hot tub room.

This section of the home lends itself well to annexe-style accommodation, offering a degree of independence for extended family, guests, or those requiring flexible living arrangements.

Upstairs, three further bedrooms are arranged around a central landing. Each room is well-proportioned, with the layout supported by a shower room, creating a practical and comfortable arrangement for family living.

Externally, the property continues to impress. The rear garden provides a pleasant and usable outdoor space with a combination of lawn and seating areas, offering a setting for both relaxation and socialising.

The enclosed nature of the garden adds a sense of privacy, while still maintaining an open and spacious feel.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



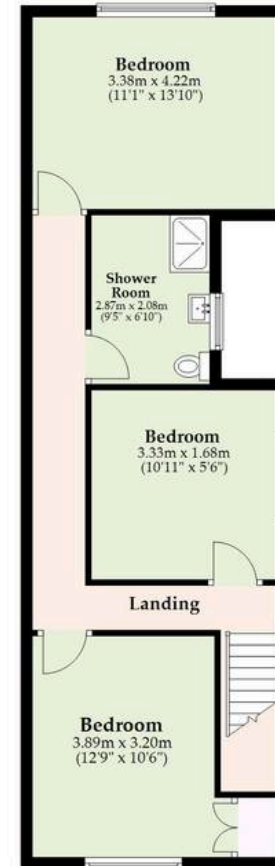
Ground Floor

Approx. 101.6 sq. metres (1093.7 sq. feet)



First Floor

Approx. 60.7 sq. metres (652.9 sq. feet)



Total area: approx. 162.3 sq. metres (1746.6 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.

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