



22 Rectory Road, Horstead

Norwich



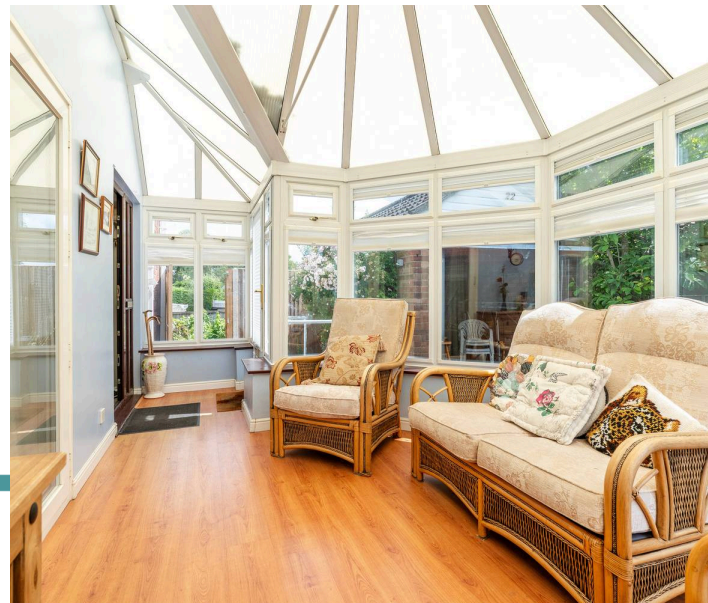
Minors & Brady

# 22 Rectory Road

Horstead, Norwich

Village living doesn't get much better than this. Situated in the heart of highly sought-after Horstead, this detached three-bedroom home combines generous living space with exciting potential for future enhancement. Two reception rooms, two conservatories, and a modern fitted kitchen provide flexible accommodation to suit a variety of lifestyles. Outside, the property benefits from ample parking, a garage, and a private enclosed garden ideal for relaxing and entertaining. Offered with no onward chain, it presents an excellent opportunity for buyers looking to move swiftly. Just moments from the renowned Recruiting Sergeant and within easy reach of Coltishall's amenities, this is a home that perfectly balances countryside charm with everyday convenience.

- Detached three-bedroom home in the highly sought-after village of Horstead
- Offered with no onward chain for a smoother move
- Two versatile reception rooms ideal for family living and entertaining
- Two conservatories providing valuable additional living space
- Modern fitted kitchen with ample storage and workspace
- Convenient ground floor cloakroom/WC
- Private enclosed rear garden, perfect for relaxation and outdoor enjoyment
- Ample off-road parking alongside a garage
- Excellent potential to extend or reconfigure, subject to the necessary permissions
- Moments from The Recruiting Sergeant and within easy reach of Coltishall's amenities and riverside walks





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## The 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.



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## Rectory Road, Horstead

Occupying a delightful position within the highly sought-after Broadland village of Horstead, this detached family home presents a wonderful opportunity to enjoy village life in one of Norfolk's most desirable settings. Offered with no onward chain, the property provides spacious and versatile accommodation, along with exciting potential for further enlargement, subject to the necessary permissions, making it an appealing prospect for a wide variety of buyers.

The property is approached via a generous frontage, providing ample off-road parking and access to a garage, creating excellent practicality for both families and visiting guests. Once inside, the home offers a welcoming and well-balanced layout, designed to accommodate modern living while offering flexibility for changing needs.

The ground floor features two reception rooms, allowing space for both formal entertaining and relaxed everyday living. The main living room is light and inviting, flowing seamlessly into a substantial conservatory that overlooks the garden and provides valuable additional living space throughout the year.

A separate dining room offers the perfect setting for family meals and social gatherings, while a second conservatory further enhances the versatility of the accommodation, presenting opportunities for use as a garden room, reading area, playroom, or home office.



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At the heart of the home is a modern fitted kitchen offering an extensive run of units and workspace, well suited to day-to-day family life. A convenient ground floor cloakroom completes the downstairs accommodation and adds further practicality.

Upstairs, three comfortable bedrooms are arranged around a central landing, each offering pleasant proportions and flexibility for family members, guests, or home working. These are served by a family bathroom, creating a practical arrangement for modern households.

Outside, the enclosed rear garden is predominantly laid to lawn and provides a private outdoor space for relaxation, gardening, and entertaining. The generous plot further enhances the property's appeal and offers scope for those wishing to explore future extension possibilities, subject to the relevant consents.

The location is a particular highlight. Horstead is a picturesque village renowned for its charming surroundings and strong sense of community, while the celebrated Recruiting Sergeant pub and restaurant is just moments away. Nearby Coltishall provides a wider selection of amenities including independent shops, cafés, and scenic riverside walks along the River Bure, allowing residents to enjoy the very best of Broadland village living.

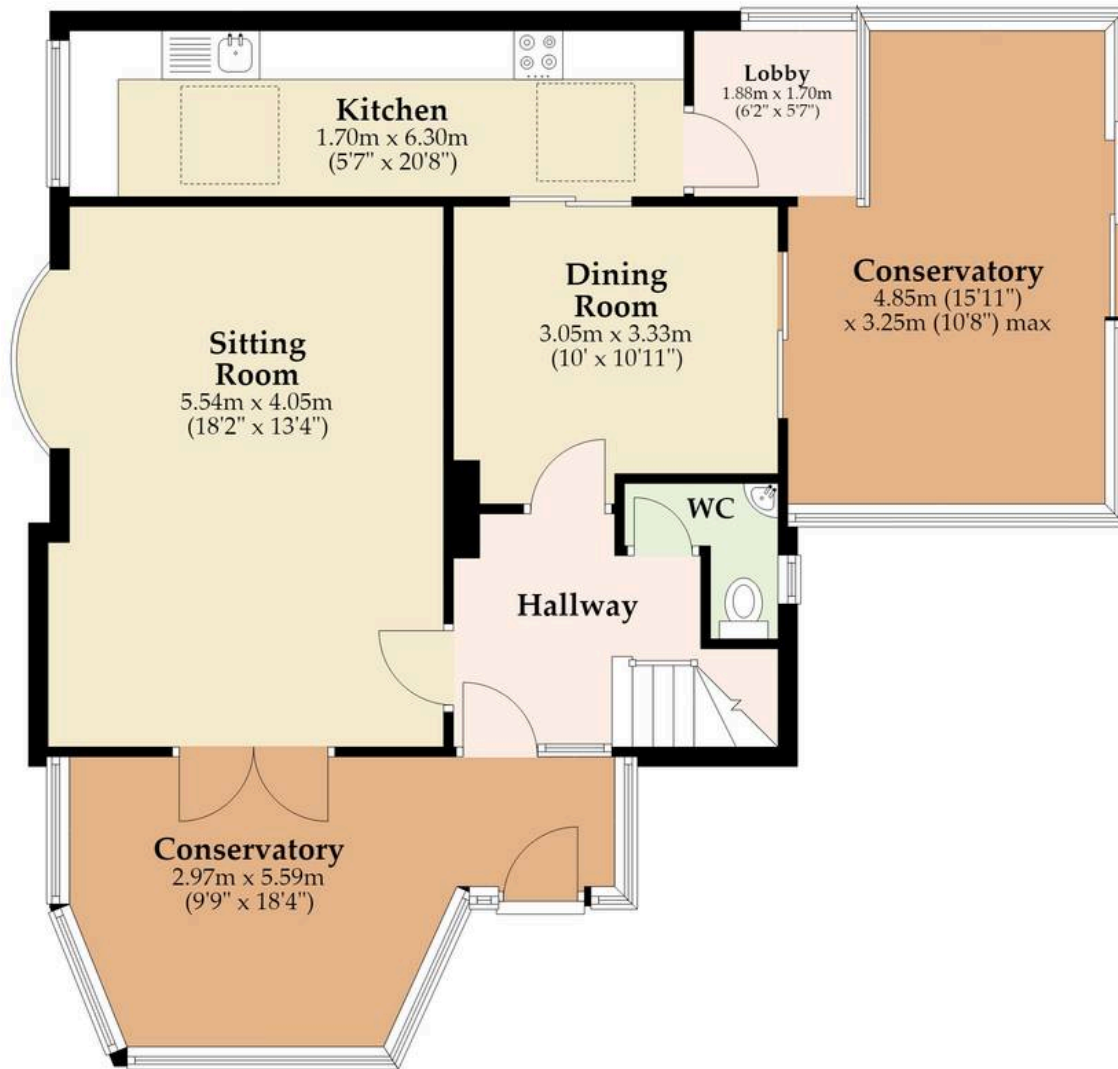
## Agents Note

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



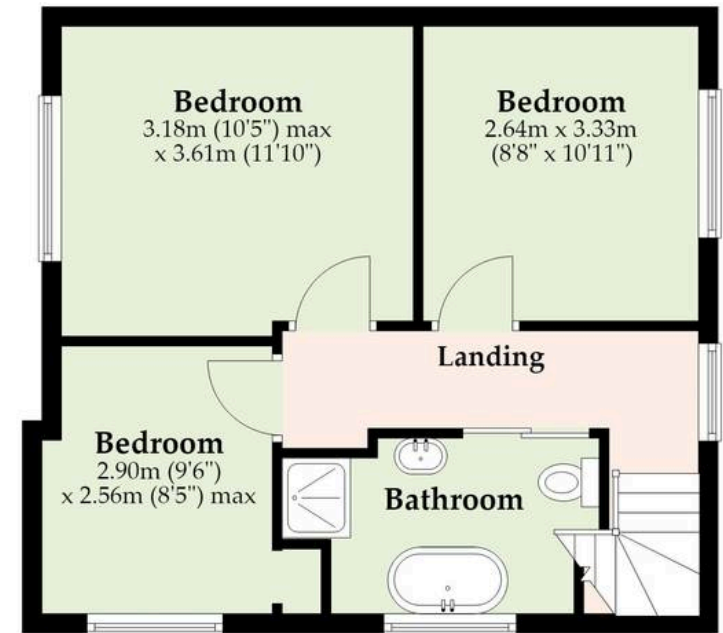
## Ground Floor

Approx. 83.9 sq. metres (903.6 sq. feet)



## First Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



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Total area: approx. 124.5 sq. metres (1340.2 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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