



Wroxham House Mill Road, Horstead

Minors & Brady



# Wroxham House Mill Road

## Horstead, Norwich

A beautifully presented detached family home enjoying countryside views, a generous south-west facing garden and an enviable position on the edge of a small development. Offering spacious and versatile accommodation throughout, the property features four well-proportioned bedrooms, multiple reception rooms and a superb kitchen breakfast room designed for modern family living. The charming frontage and attractive setting create wonderful kerb appeal, while the substantial plot provides plenty of outdoor space to enjoy. A detached garage with additional utility and WC facilities adds further flexibility and potential. Combining space, character and practicality, this is a fantastic home perfectly suited to growing families seeking village living with open countryside on the doorstep.

- Stunning detached family home with countryside views to the front
- Four generous bedrooms including a principal suite with en-suite shower room
- Superb kitchen/breakfast room forming the heart of the home
- Three versatile reception spaces including a separate study
- Beautifully presented throughout with wonderful family-friendly accommodation
- Envidable edge-of-development position offering a semi-rural feel
- Large south-west facing rear garden perfect for entertaining and family life
- Charming kerb appeal with attractive architectural details and a welcoming frontage
- Detached garage with utility area, WC and excellent potential for a variety of uses
- Sought-after village location close to Coltishall, the Norfolk Broads and Norwich





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## The Location

Horstead is a picturesque riverside village in North Norfolk, nestled alongside the River Bure and adjoining the sought-after village of Coltishall, often referred to as the 'Gateway to the Norfolk Broads'.

The area is particularly well regarded for its strong sense of community and excellent local amenities. Just a short stroll away is the highly acclaimed Recruiting Sergeant, a renowned gastro pub celebrated for its exceptional food and welcoming atmosphere. Nearby Coltishall also offers a selection of independent shops, cafés, convenience stores and popular eateries, including The Rising Sun, a traditional riverside pub overlooking the River Bure.

Families are well catered for, with a number of highly regarded schools in the surrounding area, including the well-respected Coltishall Primary School, alongside a range of educational options in nearby villages and Norwich. Healthcare facilities, sports clubs and community groups further enhance the village's appeal.

Despite its rural feel, Horstead is exceptionally well connected. The nearby Northern Distributor Road (NDR) provides convenient access around Norwich and links efficiently to major road networks, making commuting straightforward. The stunning Norfolk coastline, with its beautiful beaches and coastal villages, is also within easy reach, perfect for day trips throughout the year. For those travelling further afield, Hoveton & Wroxham railway station offers regular services into Norwich, where onward connections are available to Cambridge, London and beyond.



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## Mill Road, Horstead

Set in an enviable position on the edge of a small and attractive development, this substantial detached family home enjoys delightful countryside views opposite and offers an exceptional combination of space, versatility and kerb appeal. With its charming frontage, mature landscaping and attractive architectural styling, the property immediately creates a welcoming first impression, while the generous plot and beautifully orientated rear garden make it ideal for modern family living.

The accommodation is thoughtfully arranged and centres around a spacious entrance hall, creating a wonderful sense of arrival. The ground floor offers a wealth of flexible living space, perfectly suited to growing families and those who enjoy entertaining. A comfortable sitting room provides an inviting setting to relax, complete with a feature fireplace, whilst a separate dining room offers the ideal space for formal meals, celebrations or family gatherings. In addition, a dedicated study presents an excellent work-from-home environment, hobby room or quiet retreat away from the main living areas.

The heart of the home is undoubtedly the impressive kitchen and breakfast room. Designed with both practicality and sociability in mind, this spacious room provides ample storage, generous work surfaces and space for informal dining. With direct access to the garden, it creates a seamless connection between indoor and outdoor living during the warmer months.



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Upstairs, the property continues to impress with four well-proportioned bedrooms, offering comfortable accommodation for family members and guests alike. The principal bedroom benefits from fitted storage and a private en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. The balanced layout ensures the home feels both practical and versatile for a range of lifestyles.

Outside, the property truly comes into its own. Set on a generous plot, the south-west facing rear garden enjoys excellent levels of sunshine throughout the day and into the evening, creating an ideal environment for outdoor dining, entertaining and family enjoyment. Predominantly laid to lawn with established boundaries and a patio seating area, the garden offers plenty of space for children to play, keen gardeners to enjoy, or simply to unwind in a private setting.

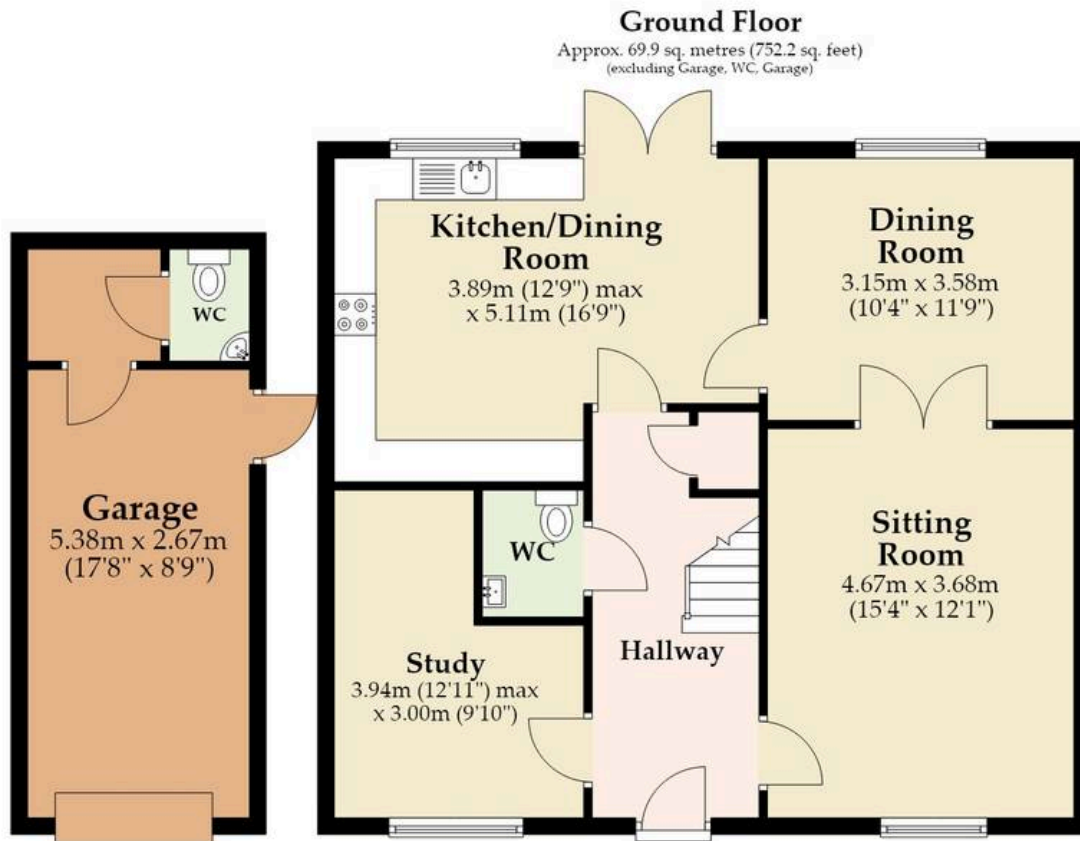
Further enhancing the property's appeal is a detached garage with additional utility and cloakroom facilities. Offering exciting potential for a variety of uses, the space could lend itself to a home gym, studio, workshop or, subject to any necessary permissions, future annex-style accommodation.

## Agent's Note

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

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Total area: approx. 143.7 sq. metres (1546.6 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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