



Gladeside
33 The Avenue | Horning | Norfolk | NR12 8LR







- A Detached 1960s Bungalow situated down a Private Drive in the Popular Village of Horning
- Four Bedrooms; Two Bath/Shower Rooms
- Two Reception Rooms and a Study
- Breakfast Kitchen
- Very Versatile Layout that could Accommodate an Annexe
- Large Detached Garage
- The Grounds extend to around 0.3 of an acre
- The Accommodation extends to 1,489sq.ft
- Energy Rating: D

What an opportunity! Properties in Horning are always popular and this bungalow is just a short stroll from everything the village offers, yet it's also nicely tucked away and hidden from view – a peaceful and private haven. Much larger than it first looks, it has a flexible layout that lends itself to family life, a sociable couple or even a home with an annexe. Both the front and rear gardens are totally private and the south-facing lawn and frontage is bathed in light, making this a beautifully bright and welcoming home too.

A Home And A Haven

Built in the 1960s on a very secluded plot, this home has been subsequently extended and offers far more than first meets the eye. You can't see it from the road – you'll have to make your way down the private driveway to explore further. The drive sweeps around the property, leading to a large detached garage to the rear and you'll see that there's ample parking. The plot extends to around 0.3 acres, with gardens in front and behind. The front lawn is large and faces south, making it a real suntrap. The rear garden has a little patio where you can catch the morning sun with your tea or coffee and relax with the paper to start your day. Wherever you sit out, you won't be seen by anyone else. This truly is a place where you can relax and unwind, away from it all.

Deceptively Spacious

To the front of the house there are two good size reception rooms, one currently a sitting room and one a formal dining room. The picture window in the sitting room allows the sunlight to pour in and makes this a lovely and uplifting part of the home. An electric awning keeps it cool in summer. Moving into the kitchen, you'll see there's a useful breakfast bar, enough room for a small table, plus access to the rear garden. The original part of the property also has a double bedroom and family bathroom, perfect as a guest suite. In the more recent addition, there are a further three bedrooms and another bathroom, as well as a study or playroom. The extension could almost be self-contained if desired, for multi-generational living. Certainly there's a lot more room here than you can tell from the frontage! It would be perfect for a family or for an active retired couple. Another bonus is the solar panels on the front roof and the cavity wall insulation and replacement windows – all improvements made by the owner to make the property economical to run.

A Vibrant Village

While the peaceful position is part of the appeal here, when you want to get out and about, it couldn't be easier. Horning is a lively Broadland village, and from here you'll be well placed to make the most of it all. There's a footpath at the end of the road taking you to Lower Street, which is where you'll find the pubs, shops, cafes and the river itself. Horning has a friendly and active sailing club, so it's perfect if you want to get out on the water. There's also a village hall that hosts various groups and events, including bridge, yoga, badminton and amateur dramatics. And the small and welcoming village school is just a mile down the road.











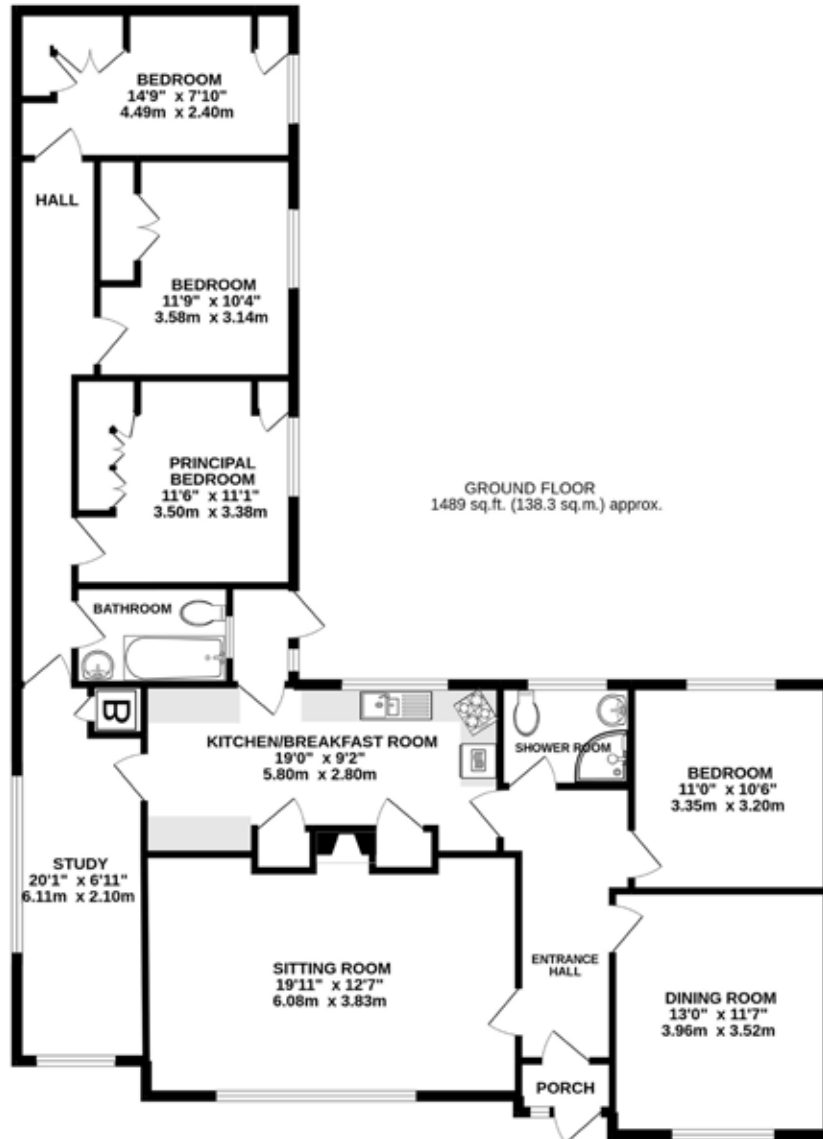












OUTBUILDING
290 sq.ft. (27.0 sq.m.) approx.

MAIN HOUSE
FLOOR AREA : 1489sq.ft. (138.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

The property has easy access to the centre of Wroxham, which is the centre of the Norfolk Broads and is known as a National Park. From here you can explore the wealth of broads and backwaters at one's leisure. Wroxham boasts the Roys of Wroxham department store, individual boutiques, a range of eateries, banks, a supermarket and tourist attractions. The Norfolk coast is an area of outstanding natural beauty and is close at hand with a number of golf courses and other leisure facilities close by.

How Far Is It To...

From Horning you have easy access to the Cathedral City of Norwich which is just under 11 miles to the south west with its large array of cultural and leisure facilities, including Chapelfields shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 30 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich in a north easterly direction along the A1151. From Wroxham follow the signs for Horning or the A1062, continue to follow the A1062 to Potter Heigham, Ludham and Horning. Turn right onto The Avenue and follow the road all the way to the bottom and then take a left hand turn down a private drive where you will find Gladeside, number 33.

Services and District Council

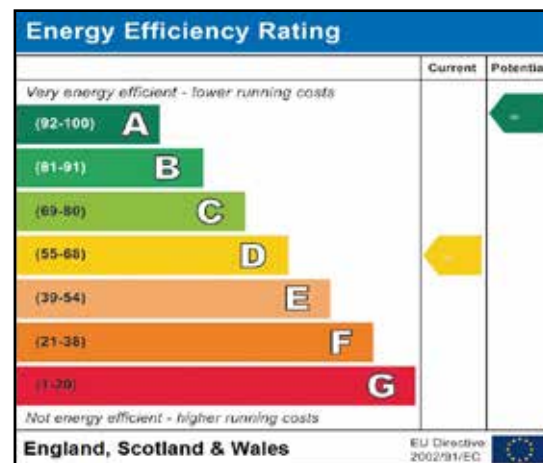
Oil Central Heating, Mains Water, Mains Drainage
North Norfolk District Council - Council Tax Band E

Tenure

Freehold



Fine & Country Norwich Office
12-14 Queen Street, Norwich, NR2 4SQ
01603 221888



Agents Note

The fitting of the solar panels, cavity wall insulation and window replacement were carried out after the EPC survey was commissioned.

A SUNNY SURPRISE



“In the highly-desirable village of Horning, just a short walk from shops, school and river, this wonderfully welcoming home can be found and for seclusion and space it will definitely deliver.

Hidden from the road in a generous plot, it’s deceptively roomy both inside and out. A flexible home in a superb position – there’s so much on offer, of that there’s no doubt.”

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

