

propertyladder



propertyladder



propertyladder



propertyladder



propertyladder

Rectory Road, Horstead, NR12

A Detached Three Bedroom Village Home!

GUIDE PRICE £380,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

GENEROUS PLOT IN PRIME VILLAGE LOCATION!

A detached village home moments from The Recruiting Sergeant! Set in the heart of the much loved village of Horstead, this detached three-bedroom home offers space, potential, and a superb location just steps from one of Norfolk's most renowned pubs and restaurants. Offered with no onward chain, this is an ideal opportunity for those looking to move without delay or to create their dream home with scope to extend (subject to consent).

The accommodation is light and well-proportioned, with two versatile reception rooms, two conservatories offering extra living space, a modern fitted kitchen, and a handy ground floor cloakroom/WC. Upstairs there are three comfortable bedrooms and a family bathroom.



“ideal opportunity for those looking to move without delay or to create their dream home”



Overview

- Detached House
- Three Bedrooms
- Two Reception Room & Two Conservatories
- Modern Fitted Kitchen & Ground Floor WC
- First Floor Family Bathroom
- Ample Parking & Garage
- Enclosed Rear Garden
- No Onward Chain
- Excellent Potential To Enlarge (STP)
- Highly Sought After Broadland Village Location



Location

Horstead is a picturesque Broadland village offering the perfect blend of countryside charm and convenience. The village is home to the much-loved Recruiting Sergeant pub/restaurant, a community hub renowned for its food and hospitality. Nearby Coltishall provides a range of local amenities, including shops, cafés, and riverside walks along the River Bure.

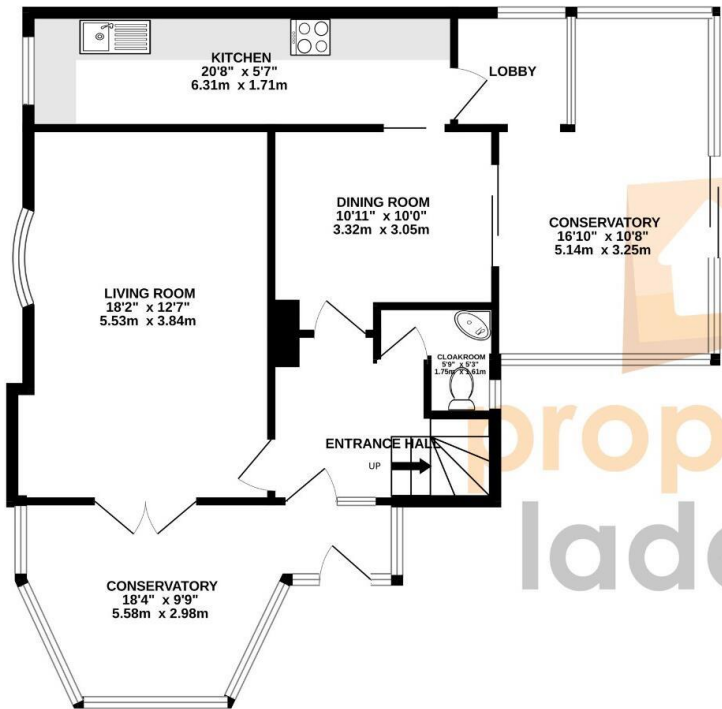
For commuters, Norwich city centre is just a short drive away, offering a wealth of shopping, dining, and cultural attractions, as well as rail links to London.



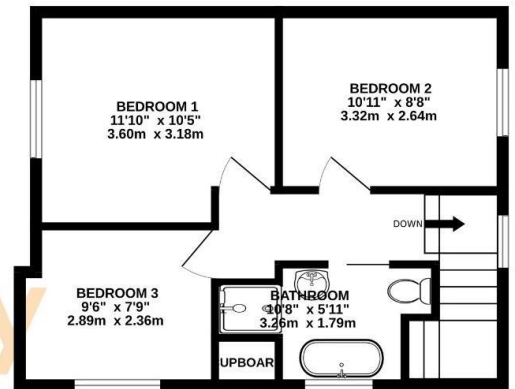
Outside

Outside, the property enjoys generous frontage with ample parking, a garage, and a private enclosed rear garden mainly laid to lawn.

GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 sq.m.) approx.

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.
Made with Metropix ©2025

FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

**BRITISH
PROPERTY
AWARDS**
2023 & 2024

GOLD WINNER
ESTATE AGENT
IN NORWICH
(NR10-16)

98 Crostwick Lane, Spixworth, NR10 3NQ
T 01603 898100
propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.