



Havergate, Horstead, NR12

A Beautifully Presented Two Bedroom Over-55s Bungalow!

GUIDE PRICE £180,000 freehold



**BRITISH
PROPERTY
AWARDS**

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

PEACEFUL AND CHAIN FREE BUNGALOW BLISS!

Located within a peaceful over-55s development in the heart of Horstead, this well-presented bungalow offers a relaxed and low-maintenance lifestyle, just a short stroll from the beautiful Horstead Mill and the River Bure.

The accommodation includes a welcoming entrance hall with built-in storage, a bright and spacious lounge-dining room with bay window to the front, and a fitted kitchen with a pleasant outlook over the rear garden. There are two bedrooms - the main double benefiting from built-in wardrobes, and a second single bedroom that could serve perfectly as a guest room or home office. The property also features a modern shower room and practical hallway storage cupboard.



“enjoys a private enclosed rear garden, ideal for sitting out and enjoying the sunshine”



Overview

- Short Walk To The Picturesque Horstead Mill And Riverside Walks
- Bright Bay-Fronted Lounge-Dining Room
- Fitted Kitchen Overlooking The Garden
- Double Bedroom With Built-In Wardrobes
- Second Single Bedroom Or Study/Hobby Room
- Modern Shower Room And Handy Hallway Storage
- Private Enclosed Rear Garden Plus Communal Gardens
- Residents' Parking And Window Cleaning Included In Service Charge





Location

Horstead is a highly desirable Broadland village located just north of Norwich. It's home to the beautiful Horstead Mill and the River Bure, offering scenic walks, tranquil views, and a charming local pub. The nearby village of Coltishall provides a range of local amenities including shops, cafés, a doctor's surgery, and riverside dining options. With excellent access to Norwich and the Norfolk Broads, Horstead offers the perfect blend of countryside charm and convenience.

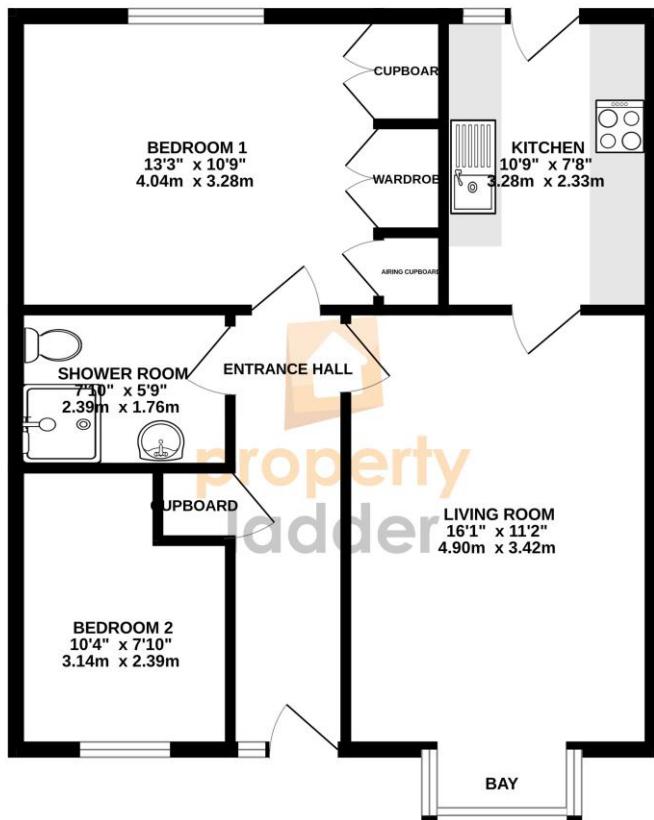


Outside

The bungalow enjoys a private enclosed rear garden, ideal for sitting out and enjoying the sunshine. Residents also benefit from communal gardens, well-kept grounds, and residents' parking areas to both the front and rear of the development.

As part of the service charge, the gardens and communal areas are maintained, and window cleaning is included, making this the perfect choice for those seeking a simple, enjoyable way of life in a welcoming community.

GROUND FLOOR
637 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.1 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.
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FULL EPC AVAILABLE UPON REQUEST

EPC - TBC

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, ELECTRIC STORAGE HEATING

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