



Highbury Buxton Road, Horstead

£475,000 Freehold

Set within a highly sought-after village location and occupying an impressive plot of approximately 1.5 acres.



websters.

Set within a highly sought-after village location and occupying an impressive plot of approximately 1.5 acres (subject to measured survey), this three/four bedroom detached bungalow presents a rare opportunity to embrace country living in a property that offers significant potential for improvement internally and externally for both equestrian use and future extension (subject to planning). The property is ideally positioned close to the renowned Norfolk Broads, offering easy access to scenic waterways and the tranquillity of the surrounding countryside, while also being conveniently near local amenities, ensuring the perfect balance between rural seclusion and every-day convenience.



- Offered with no onward chain
- Located just outside Coltishall, just a short walk to pubs on the river
- Impressive plot set within 1.5 acres Subject to Measurement
- Potential for extending
- Three bedroom detached bungalow with land
- Popular Village Location
- Close to popular Norfolk Broads location
- Equestrian Potential



he bungalow itself is thoughtfully arranged to provide comfortable and versatile accommodation, with four well-proportioned bedrooms that cater effortlessly to family life or visiting guests. The main living spaces are bright and welcoming, featuring a spacious lounge that enjoys pleasant views over the grounds, a dining area ideal for entertaining, and a practical kitchen that offers ample storage and workspace. Each room is designed to maximise natural light, creating a warm and inviting atmosphere throughout the home. A wet room and separate W.c complete the internal accommodation..

The substantial plot is a key feature of this property, making it perfect for those seeking a home with extensive land, whether for recreational purposes, gardening, or the pursuit of equestrian interests. The layout of the bungalow and the size of the plot offer excellent scope for extension or further development (subject to the necessary consents), presenting a fantastic opportunity for buyers to create their dream home tailored to their individual requirements. The property's position within the village ensures a welcoming community atmosphere, while the proximity to the Norfolk Broads opens up a range of leisure activities including boating, fishing, and exploring picturesque villages nearby.

For families, the location provides access to well-regarded local schools and a selection of shops, cafes, and services, all within easy reach. The blend of countryside charm and practical amenities makes this an ideal choice for those wishing to enjoy the best of both worlds. Viewing is highly recommended to fully appreciate the scale and potential this unique property offers. Whether you are searching for a spacious family residence, a rural retreat with land, or a property with equestrian possibilities, this bungalow represents an exceptional opportunity to secure a home in one of Norfolk's most desirable settings.

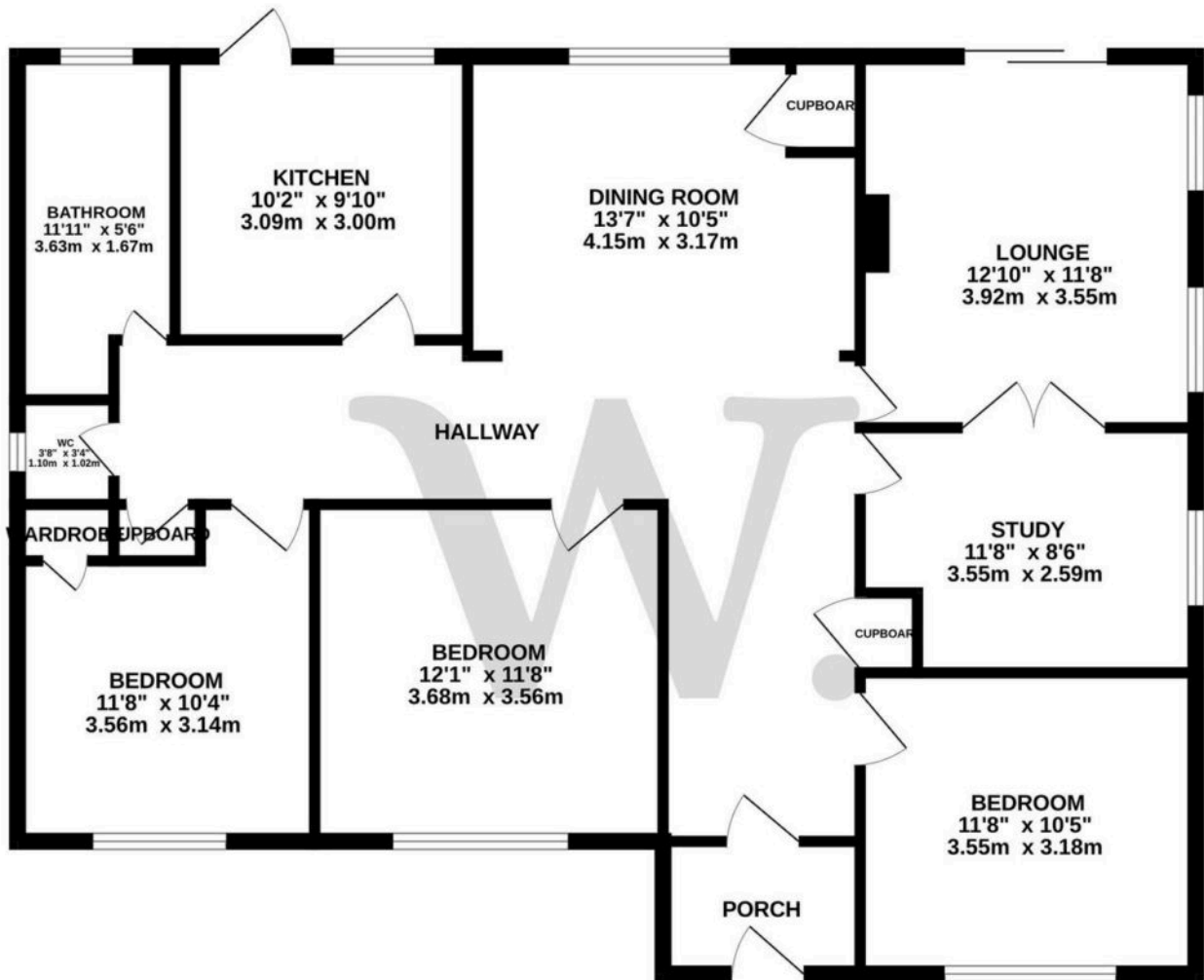
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

GROUND FLOOR
1195 sq.ft. (111.0 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 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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