



71 Lower Street, Horning

In Excess of £220,000

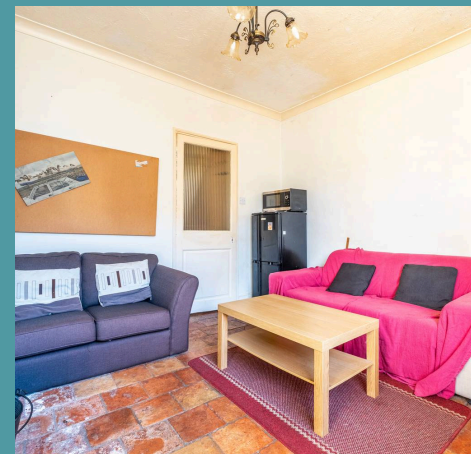
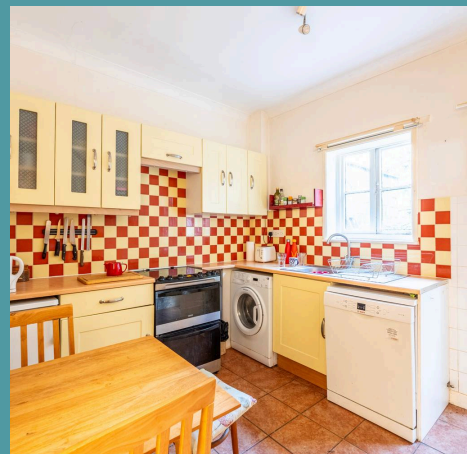
71 Lower Street

Horning, Norwich

This two-bedroom semi-detached cottage is set in the desirable Norfolk Broads village of Horning, offering a fantastic opportunity for first-time buyers or investors. With no onward chain, the property features practical living spaces over three floors, including a welcoming lounge, a tiered garden with distant river views, and a versatile loft bedroom. Its location provides easy access to local amenities such as shops, schools, and riverside dining. With off-road parking and a convenient village setting, this home is ideal for those seeking a smart investment or a well-located residence.

The Location

Located at Lower Street, Horning, NR12, this property is perfectly positioned in one of the most desirable villages in the Norfolk Broads. The home is just a short stroll from the heart of the village, where you'll find a convenience store, riverside pubs like The Swan Inn and The New Inn, and charming local shops. For families, the local primary school is less than half a mile away, while the nearby village hall and recreational park offer additional amenities. Horning is ideally situated approximately 3 miles from Wroxham, the hub of the Broads, providing further shopping, dining, and leisure options, and about 10 miles from the historic city of Norwich, which offers excellent transport links and a wide range of services.





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Horning, Norwich

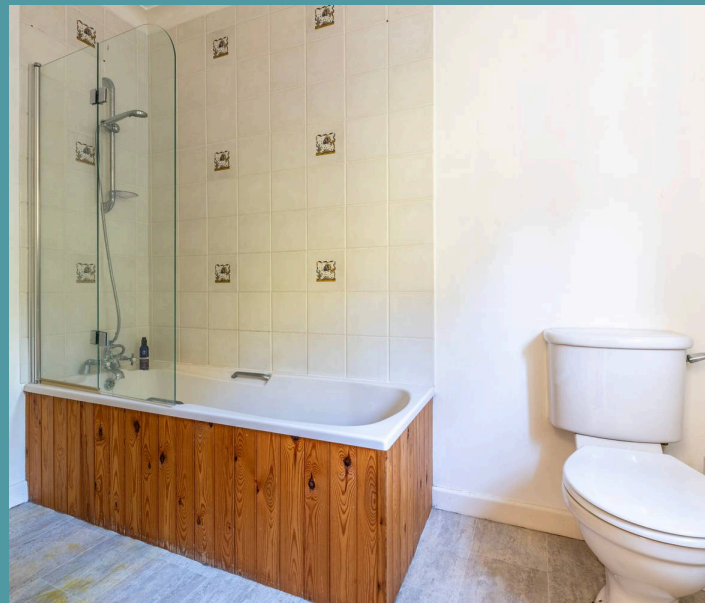
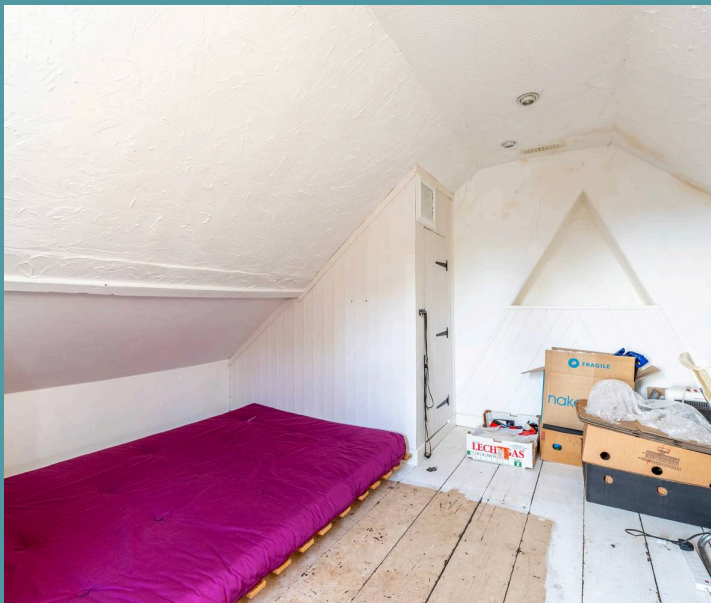
Lower Street

Situated in the heart of the picturesque Norfolk Broads village of Horning, this delightful two-bedroom semi-detached cottage offers a fantastic opportunity for first-time buyers or investors. Boasting no onward chain, the property combines character features with practical living spaces, arranged over three floors.

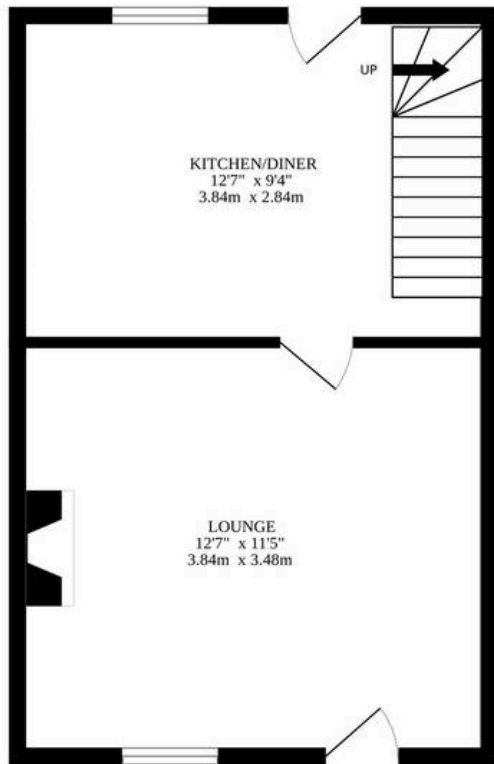
The cottage is nestled within a highly sought-after location, walking distance to local amenities, including a convenience store, primary school, riverside eateries, and recreational facilities.

The home welcomes you with a cosy lounge featuring a charming fireplace, perfect for relaxing evenings. Beyond lies the kitchen, which opens to the tiered rear garden offering a serene outlook and distant views of the river. The first floor includes a well-proportioned bedroom with built-in storage and a family bathroom, while the second floor reveals a loft bedroom complete with handy eaves storage.

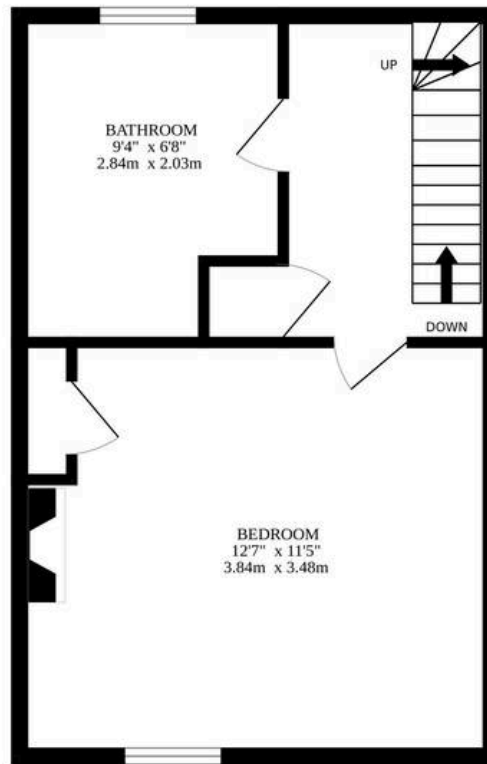
With off-road parking and a village setting that's both tranquil and convenient, this property promises an exceptional lifestyle or a lucrative rental investment. Whether you're seeking your first home or an addition to your portfolio, this cottage provides a unique combination of charm, location, and practicality.



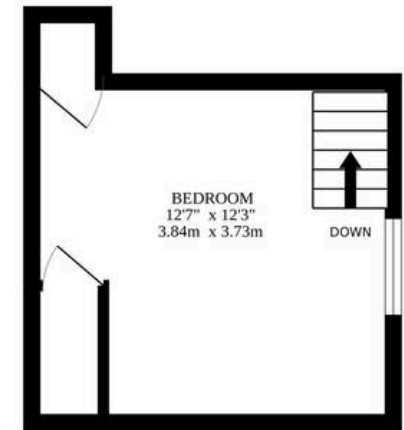
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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