

Low Meadow
Church Street, Horsford
Guide Price £300,000



Rear view of property.

A spacious, individual and contemporary designed detached chalet-style bungalow with gas heating and numerous double glazed replacement windows, although requiring further improvement and some repair. The residence includes two reception rooms and four bedrooms together with double garage and enjoys a site extending to approximately 0.5 acres (sts).

The bungalow has the benefit of a south facing rear garden and is located some five and a half miles north of Norwich City centre.

Low Meadow, Horsford.

GENERAL

The property comprises a spacious and individual, detached contemporary-designed chalet bungalow having colour washed block external elevations under a pitched pantiled roof together with flat roofed side entrance porch.

The residence has a benefit of gas fired heating together with numerous double glazed replacement windows, although it does require further improvement and some repairs.

It occupies a pleasant mature plot which extends to approximately 0.5 acres (subject to measured survey), with the distinct advantage of a south facing rear garden. The accommodation briefly comprises: entrance hall, shower room, two reception rooms, kitchen, two bedrooms at ground floor level, and two further bedrooms and bathroom on the first floor. The property also has the benefit of useful car parking to the front garden together with a double garage. It offers good sized family accommodation and the agents recommend early inspection.



LOCATION

Low Meadow is located on the fringe of Horsford village and some five and a half miles north of the university city of Norwich.

DIRECTIONS.

Leave Norwich City centre via Aylsham Road. Cross over the ring road through the traffic lights, bearing right onto the Cromer Road. After passing Norwich Airport, at the first traffic island bear left onto the B1149 Holt Road. On reaching the outskirts of Horsford, turn right by the Spice Of India Restaurant onto Church Street. Proceed for approximately one third of a mile and the property will be found on the right hand side.

ACCOMMODATION

Accommodation comprises (all dimensions are approximate).

Ground floor:

RECESSED ENTRANCE PORCHWAY

ENTRANCE HALL

Radiator, thermostat control for heating.

SHOWER ROOM

Tiled shower cubicle with drainer floor, white pedestal wash hand basin and low level WC suite, radiator, double glazed window.

SITTING ROOM

4.67 m (max to recess) x 3.55m (15'4" x 11'8")
Re-constructed stone fireplace, radiator, double glazed window, shelving to alcoves, double glazed sliding patio door to garden.

DINING ROOM

4.54m x 3.55m (14'11" x 11'8")
Fireplace opening with tiled hearth, radiator, double glazed window.

KITCHEN/ BREAKFAST ROOM

4.16m x 4.01m (13'8" x 13'2")
Stainless steel circular sink with large adjoining draining sink, range of floor units, fitted wall cupboards, radiator, double glazed window, double glazed sliding patio door to garden. Door to side porch.

BEDROOM ONE

4.16m x 3.20m (max) (13'8" x 10'6")

Radiator, double glazed window, fitted cupboards.

BEDROOM TWO

3.25m x 2.61m (10'8" x 8'7")

Radiator, double glazed window, fitted shelving.

SIDE ENTRANCE PORCH

With gas fired central heating boiler, timber and glazed door to front and double glazed replacement door to rear.

STAIRS FROM HALL TO:

First floor:

LANDING

With roof light, radiator, panelled ceiling, door to useful eaves storage space.

BEDROOM THREE

4.52m x 3.40m (max) (14'10" x 11'2")

Radiator, sloping ceiling, double glazed window, built-in wardrobe cupboard, small cupboard housing hot water cylinder.

BEDROOM FOUR

4.16m (max) x 3.65m (13'8" x 12')

Radiator, sloping ceiling, double glazed window, built-in wardrobe cupboard.

BATHROOM

White suite comprising: panelled bath and pedestal wash hand basin with tiled splashbacks, low level WC, radiator, double glazed window.

Walk-in linen cupboard with radiator and slatted shelving.

OUTSIDE

Detached double garage (block work with pantiled roof) and measuring 4.87m x 5.35m (max) (16'x17'72) with two up and over doors.

The rear garden which is mainly informal, is laid to lawn with flower and shrub beds and mature trees. There is a small pond area to the left of the residence. Immediately to the rear of the bungalow is a paved terrace. Prospective purchasers should note that the rear garden is south facing.



The front garden is again laid to lawn with shingle driveway and mature trees.

SERVICES

All main services are connected

LOCAL AUTHORITY

Broadland District Council: 01603 431133

Viewing Strictly by Prior
Appointment through the
Selling Agents' Norwich Office.
Tel: 01603 767606

These Particulars were prepared in October
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