

## Dog Lane, Horsford, Norwich. NR10 3DH

Offers In Region Of £775,000

5 4 2

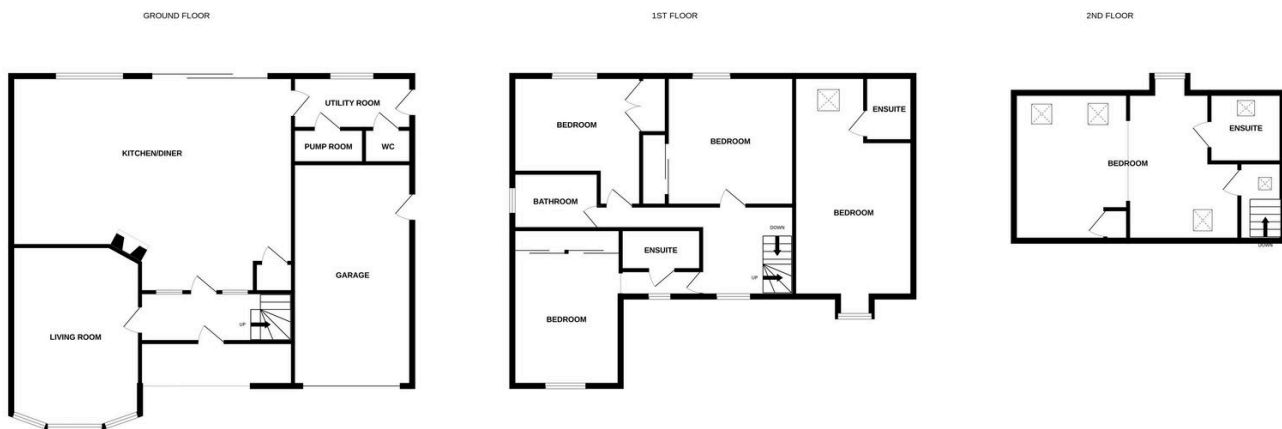


The Old Saw Shop is a thoughtfully designed family home was created by the current owners on the land of their family business hence the name and was built by a reputable local builder using locally sourced materials. This detached five bedroom house has an abundance of space, modern features and appliances giving it an impressive energy efficiency, boasting an EPC rating B, it also offers large windows that frame lovely views of the partially landscaped rear garden. The plot includes a wooded area giving additional garden space.

**Tenure: Freehold Council Tax: F EPC: B**

## Key Features

- The Old Saw Shop was built and designed by the current owners on the land of the family business
- Offering approximately 2800 sq ft of living space and sitting on a generous plot just under one acre
- The plot includes a wooded area, giving additional garden space.
- Located within walking distance of the village amenities, you'll find an excellent local pub at the end of the road,
- This detached five bedroom house offers an abundance of space, modern features and impressive energy efficiency boasting an EPC rating B
- Built by local reputable builders with locally sourced materials as a stunning family home in a sought after village
- It offers a spacious layout with large windows that frame lovely views of the partially landscaped rear garden.
- The south-facing garden enjoys all-day sunshine and is nestled in a quiet yet welcoming community.
- Excellent access to all major roads making it perfect for commuters traveling to Norwich, Cambridge, or London.
- See our full online listing for further details including flood risk, broadband speed and other material information



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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