



## 28 Blind Lane, Horsham St. Faith - NR10 3JQ

£350,000 - £375,000 Freehold

Welcome to this spacious three-bedroom detached house, located in the peaceful village of Horsham St. Faith. This property offers modern living with traditional charm, featuring two spacious reception rooms with feature fireplaces, a versatile study room, and a spacious open-plan kitchen/diner with a utility room and WC. Upstairs, you'll find three generously sized bedrooms, including two spacious doubles. The modern family bathroom provides a sleek and functional space for the whole family. Outside, the expansive rear garden features a paved seating area, perfect for outdoor relaxation and entertaining. Off-road parking is provided by the driveway and garage. Situated in a close-knit community and conveniently located near local amenities, including shops, pubs, and St. Faith's Primary School, this is the perfect family home.

## Location

Blind Lane is in the village of Horsham St. Faith, offering a peaceful setting with a strong sense of community. The village has a range of amenities, including a local shop, traditional pubs, and St. Faith's Primary School. There are also regular bus services, making it easy to reach nearby towns and Norwich city centre. The surrounding countryside offers scenic walking routes, while Norwich International Airport is just a short distance away, providing convenient travel options. With its blend of village charm and excellent transport links, Horsham St. Faith is an ideal location for those seeking a quieter lifestyle without being too far from city conveniences.

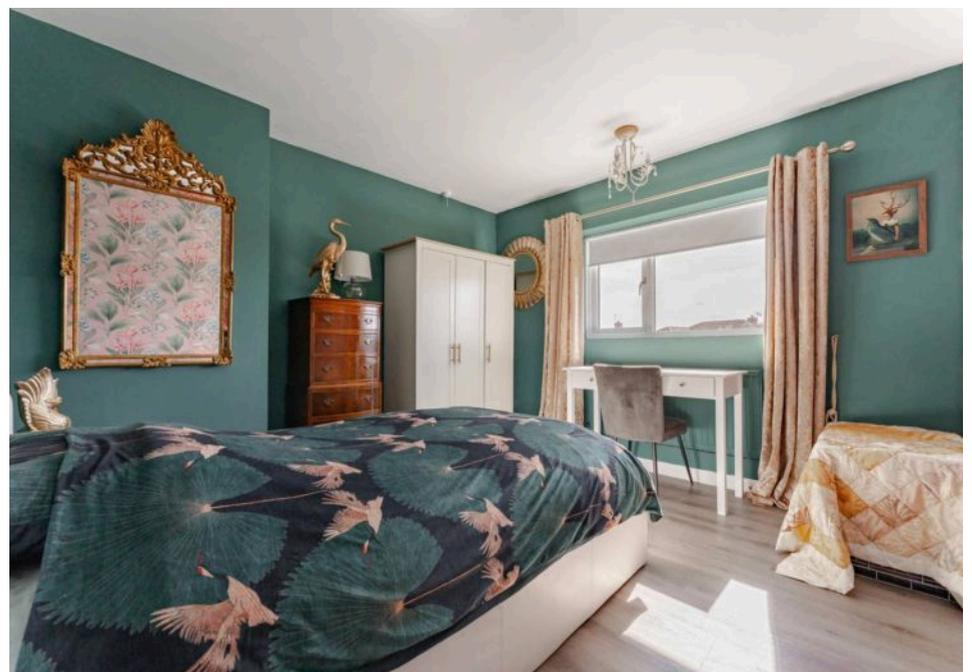


## Agents notes

We understand that the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Gas Central Heating

Council Tax Band- B



## Blind Lane, Horsham St. Faith

Entering through the hallway, you are greeted by the first reception room, featuring a beautiful fireplace and stylish wallpaper. This room sets the tone for the rest of the home with its welcoming atmosphere.

Moving into the lounge, you'll find a spacious, bright area highlighted by a large bay window and another feature fireplace, perfect for relaxing or entertaining.

Next, the versatile study room provides a great space for working from home, a playroom, or even a home gym, depending on your needs.

As you move through to the open-plan kitchen/diner, you'll notice the sleek white gloss fitted cupboards paired with wood-effect counters, offering plenty of space for both cooking and dining. A door leads to the rear lobby, which includes a utility room, WC, and a door leading to the outside, providing added convenience.

Upstairs, you'll find three bedrooms. Two of them are spacious doubles, offering ample room for furniture and personal touches.

The modern family bathroom features a panelled bath with an overhead shower attachment and stylish tiled walls, offering a clean and functional space for the whole family.

Additionally, the property benefits from double glazing throughout.

Outside, the expansive rear garden provides plenty of space for outdoor activities, with a paved seating area that's perfect for entertaining or relaxing. The garden is fully enclosed, offering privacy and security.

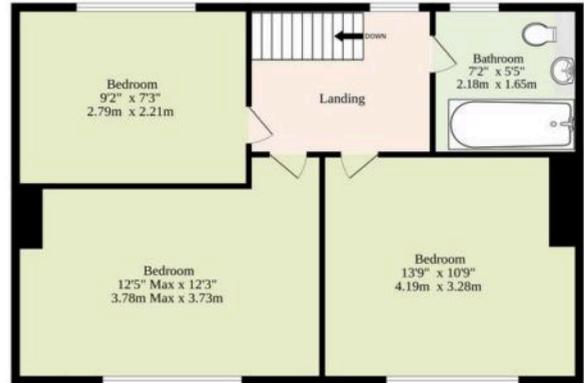
To the front, off-road parking is provided by the driveway, with the added benefit of an electric car charging point and a garage, ensuring that parking is never an issue.



**Ground Floor**  
638 sq.ft. (59.3 sq.m.) approx.



**1st Floor**  
463 sq.ft. (43.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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