



THE STORY OF

71-73 Holt Road

Horsford, Norfolk

SOWERBYS



THE STORY OF

71-73 Holt Road

Horsford, Norwich
Norfolk, NR10 3AB

Contemporary Semi-Detached Cottage

Modern Well Fitted Kitchen

Versatile Sitting Room and
Bedroom with Wet Room

Living Room with Feature Fireplace

Utility Room & Staircase Hall

Three First Floor Bedrooms

Modern Family Bathroom

Impressive Well Landscaped Garden

Off Road Parking

Detached Studio Room

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





This impressive semi-detached home, located in the sought-after village of Horsford, combines contemporary style with traditional charm. Beautifully renovated, it offers versatile living spaces and high-quality finishes throughout.

On the ground floor, a large split room—previously used as a sitting room, bedroom, and modern wet room—provides flexible accommodation. The characterful living room, with its charming fireplace, is a cosy retreat, offering lovely views of the meticulously maintained garden. The sleek, modern kitchen is a highlight, featuring elegant finishes, ample worktop space, and double doors leading to the patio, making it perfect for entertaining. A well-appointed utility room adds practicality, with additional access to the rear garden.

Upstairs, there are three well-proportioned bedrooms and a beautifully fitted family bathroom with contemporary fixtures. Each room has been thoughtfully designed to maximise comfort and functionality.

The outdoor spaces are equally impressive. A gravel driveway to the rear offers ample parking, with a gate leading to the beautifully landscaped garden. This private haven features extensive terracing, raised beds, and several areas for dining, relaxing, or socialising. It's the perfect setting for summer gatherings or quiet afternoons outdoors. At the far end of the garden, a detached timber studio offers additional versatility, suitable as a creative space, home office, or gym.

Located in the welcoming village of Horsford, this home offers a peaceful setting with excellent access to amenities, schools, and transport links. Combining modern comfort with rural charm, it's perfect for families or those seeking a relaxed village lifestyle.





First Floor
Approximate Floor Area
465 sq. ft
(43.19 sq. m)



Ground Floor
Approximate Floor Area
996 sq. ft
(92.53 sq. m)



Ground Floor
Approximate Floor Area
159 sq. ft
(14.77 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com

Horsford

A RURAL REMEDY AND COUNTRYSIDE BLISS

Horsford is surrounded by places to walk, jog, or cycle. Both St Faiths Common and Horsford Woods are open to the public and are certainly worth exploring.

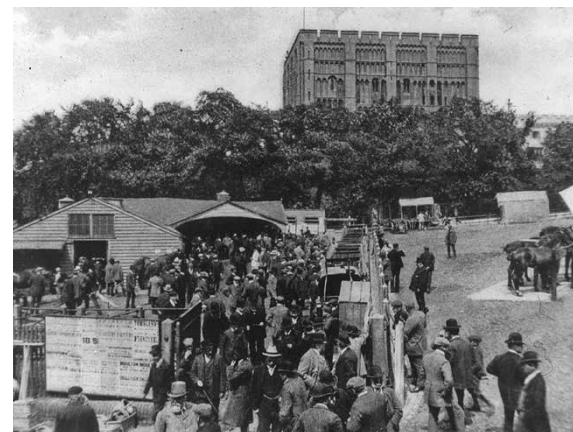
The village offers many amenities such as a shop with a post office, a bakery, butchers, various takeaways including fish and chips, plus a popular public house, The Dog. There is great access to doctors here with three surgeries available.

For those with families, there is a pre-school and a primary school within the village, and Horsford is in the catchment area for both Helledeon High School and Taverham High School, both of which are less than 5 miles away.

The community is welcoming not only to its residents, but also visitors to the area, hosting various events throughout the year with many organised by Horsford Social Club. One of which being the village festival, where many groups within the community get involved.

Next to the Methodist Church is the Village Hall and Recreation Ground. In addition to the football pitches, there is a play park and outdoor gym equipment. The Village Hall, home to Horsford Social Club, also hosts the Horsford Women's Institute once a month and an amateur drama group. For those looking for a sport to participate in, Horsford has teams for football, cricket and bowls!

Enjoy the convenience of being located approximately 6 miles from the historic city of Norwich, with excellent amenities and rail links, whilst relishing in the comfort of village life.



Note from Sowerbys



“This private haven features extensive terracing, raised beds, and several areas for dining, relaxing, or socialising.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref: 2898-3045-0209-2075-8204.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///woven.pegg.makes

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

