



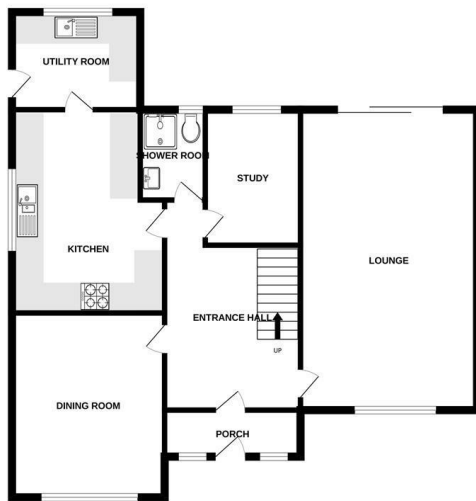
3 Doctors Meadow | Horsham St. Faith | Norwich

Guide Price £550,000

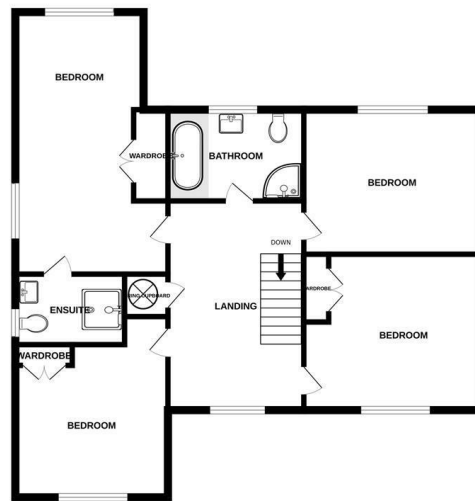
****GUIDE PRICE £550,000 - £575,000 RARELY AVAILABLE DETACHED FAMILY HOME TUCKED AWAY IN A PRIVATE CUL-DE-SAC**** Gilson Bailey are delighted to offer this WONDERFUL, INDIVIDUALLY BUILT, FOUR BEDROOM, DETACHED HOUSE situated in a peaceful location in the highly sought after, picturesque village of Horsham St Faith. Accommodation comprising entrance porch, grand entrance hall, spacious lounge, kitchen, utility room, dining room, study and shower room to the ground floor. On the first floor there are FOUR LARGE DOUBLE BEDROOMS and a family bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a SWEEPING DRIVEWAY providing ample off road parking leading to a DOUBLE GARAGE with electric up and over doors. To the side and rear there are patio seating areas and glorious lawned gardens ideal for entertaining. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property makes the perfect family home so be quick to book a viewing to appreciate the size and potential on offer.



GROUND FLOOR



1ST 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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Location

The village of Horsham St. Faith is located to the north of Norwich close by to local amenities including village school, public house and doctors with a further range of amenities in the market town of Aylsham, village of Spixworth and suburb of Hellesdon. There are good road links into both the city centre, Norwich International Airport and the North Norfolk coast.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Entrance Hall

Doors to lounge, kitchen, dining room, study, shower room and stairs to first floor.

Lounge 21'10" x 12'10"

Double glazed window, two radiators, sliding patio doors.

Kitchen 14'9" x 11'9"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, space for fridge and dishwasher, double glazed window, radiator.

Utility Room 9'8" x 7'10"

Fitted base units with worktops over, sink and drainer, double glazed window, door to side.

Dining Room 13'5" x 11'9"

Double glazed window, radiator.

Study 9'10" x 6'10"

Double glazed window, radiator.

Shower Room 6'9" x 4'9"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to four bedrooms, bathroom and airing cupboard.

Bedroom One 18'11" x 11'10"

Two double glazed windows, radiator, built in wardrobe.

En-Suite 8'0" x 4'9"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 14'11" x 11'9"

Double glazed window, radiator.

Bedroom Three 12'11" x 10'5"

Double glazed window, radiator, built in wardrobe.

Bedroom Four 12'11" x 11'2"

Double glazed window, radiator, built in wardrobe.

Bathroom 9'10" x 6'10"

Tiled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Lawned garden and graveled driveway providing ample off road parking.

Double Garage

With electric up and over doors.

Outside Rear

Patio seating area to the side and rear and large, well maintained lawned gardens ideal for entertaining.

Local Authority

Broadland District Council, Tax Band F.


Tenure

Freehold

Utilities

Superfast fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band F

Tenure

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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