



**26 Thistledown Road | Horsford | Norwich | NR10 3ST**

**Guide Price £425,000**

**\*\*GUIDE PRICE £425,000 - £450,000 BEAUTIFUL EXTENDED FAMILY HOME TUCKED AWAY IN A QUIET-CUL-DE-SAC\*\*** Gilson Bailey are delighted to offer this **STUNNING, THREE STOREY, FOUR BEDROOM, DETACHED FAMILY HOME** situated in the highly sought after village of Horsford. Accommodation comprising entrance hall, bay fronted lounge, study, wonderful open plan kitchen/diner with a multi fuel wood burner and WC to the ground floor. On the first floor there are three bedrooms and bathroom off landing with one bedroom having an en-suite shower room. On the second floor there is another bedroom also with an en-suite bathroom. Outside there is a front driveway providing ample off road parking and to the rear there is a well maintained and secluded garden ideal for entertaining or alfresco dining. The house benefits from double glazing, gas heating and offers real wow factor throughout. The property would make a perfect family home so be quick to book a viewing to appreciate the size, quality and location on offer.





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

Horsford is a popular village to the north of Norwich with a range of local amenities including village school, village hall, recreation ground, shopping facilities, regular bus services to and from Norwich city centre, ease of access to the new NDR, Norwich ring road and the North Norfolk coast.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to kitchen/diner, open access to lounge, study and stairs to first floor.

### Lounge 13'11" x 11'3"

Double glazed window, radiator.

### Kitchen/Diner 23'3" x 21'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and double oven, space for fridge/freezer, washing machine and dishwasher, three roof skylights, double glazed window, door to side, patio doors, radiator, multi fuel wood burner.

### Study 12'5" x 7'7"

Double glazed window, electric heater.

### WC 5'5" x 4'8"

Low level WC, hand wash basin, frosted double glazed window.

### First Floor Landing

Doors to three bedrooms, bathroom and stairs to second floor.

### Bedroom One 13'6" x 10'7"

Two double glazed windows, radiator, built in wardrobes.

### En-Suite 7'10" x 6'5"

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

### Bedroom Three 12'3" x 10'5"

Double glazed window, radiator, built in wardrobes.

### Bedroom Four 10'11" x 7'4"

Double glazed window, radiator.

### Bathroom 7'10" x 6'10"

Rolltop bath, low level WC, hand wash basin, radiator, frosted double glazed window.

### Second Floor Landing

Door to:

### Bedroom Two 11'7" x 10'5"

Two velux windows, radiator, storage cupboard.

### En-Suite 10'0" x 4'1"

Panelled bath, low level WC, hand wash basin, radiator.

### Outside Front

Large driveway providing ample off road parking.

### Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, enclosed by timber fencing with side gate access.

### Local Authority

Broadland District Council, Tax Band D.

### Tenure

Freehold


### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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