



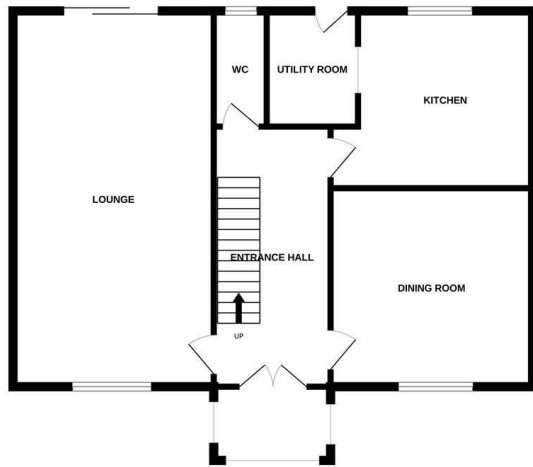
200 Holt Road | Horsford | NORWICH | NR10 3HQ

Offers In Excess Of £485,000

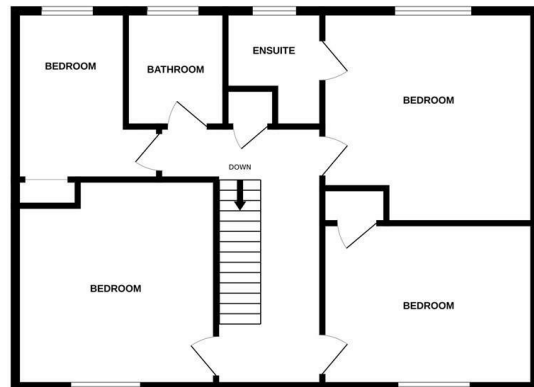
****DETACHED FAMILY HOME ON A GOOD SIZED PLOT WITH A BEAUTIFUL REAR GARDEN**** Gilson Bailey are delighted to offer this WELL PRESENTED, FOUR BEDROOM, DETACHED HOUSE situated in the highly sought after village of Horsford. Accommodation comprising entrance hall, spacious lounge, dining room, kitchen, utility room and WC to the ground floor. On the first floor there are FOUR DOUBLE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a LARGE SHINGLED DRIVEWAY providing ample off road parking leading to a TANDEM GARAGE with power and lighting. To the rear there are two patio seating areas leading to a large, lawned rear garden ideal for entertaining or alfresco dining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make an excellent family home so be quick to book a viewing to appreciate the size and location 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.
Made with Metropix ©2024

Location

Horsford is a popular village to the north of Norwich with a range of local amenities including village school, doctors, dentist, chemist, 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 lounge, dining room, kitchen, WC and stairs to first floor.

Lounge 24'0" x 12'10"

Double glazed window, two radiators, sliding patio doors.

Dining Room 12'10" x 12'7"

Double glazed window, radiator.

Kitchen 12'10" x 10'11"

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

Utility Room 7'5" x 5'9"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine and fridge/freezer, door to rear.

WC 7'5" x 3'4"

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

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 13'5" x 13'4"

Double glazed window, radiator.

En-Suite 7'6" x 6'2"

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

Bedroom Two 13'3" x 12'10"

Double glazed window, radiator.

Bedroom Three 13'5" x 10'1"

Double glazed window, radiator, built in wardrobe.

Bedroom Four 10'5" x 9'2"

Double glazed window, radiator, storage.

Bathroom 7'5" x 6'3"

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

Outside Front

Large shingled driveway providing off road parking, mature plants and shrubs, side gate access.

Garage

With power and lighting.

Outside Rear

Two patio seating areas, large lawned garden, mature plants and shrubs, enclosed by brick walling and timber fencing.

Local Authority

Broadland District Council ,Tax Band D.

Tenure


Freehold

Utilities

Gfast fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council ,Tax Band D

Tenure

Freehold

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.

<https://www.gilsonbailey.co.uk>
01603764444