



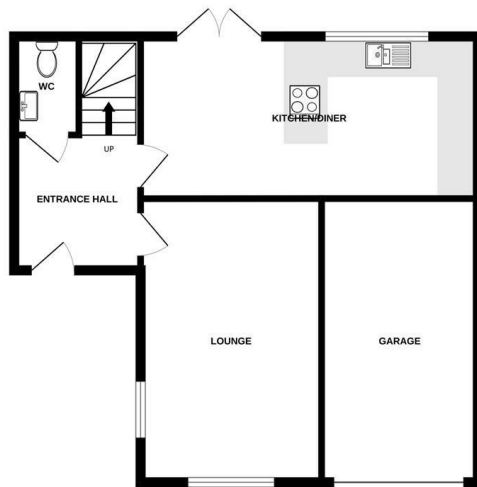
7 Norwich Road | Horsham St. Faith | Norwich | NR10

Offers In Excess Of £340,000

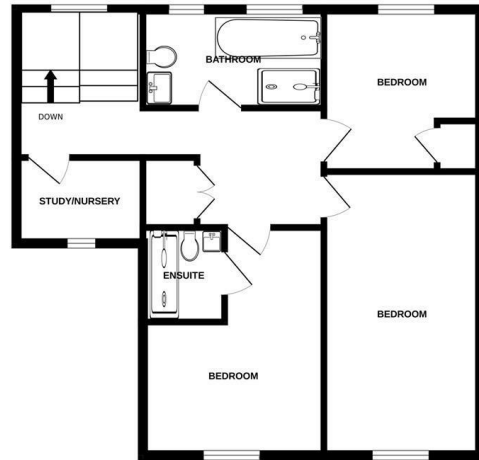
****FULLY RENOVATED SEMI DETACHED HOUSE IN THE REQUESTED VILLAGE OF HORSHAM ST FAITH**** Gilson Bailey are thrilled to present this beautifully renovated, three-bedroom semi-detached home in the highly sought-after village of Horsham St Faith, just north of Norwich. Offered with no onward chain, this property is an absolute gem. The ground floor boasts a spacious lounge, a contemporary kitchen/diner with integrated appliances, and a convenient WC. Upstairs, you'll find three well-proportioned bedrooms, including a master with an en-suite shower room, plus a stylishly newly fitted bathroom and a versatile study/nursery. Outside, enjoy ample off-road parking with a large shingled driveway and an integral garage and a generous rear garden soon to be lawned, complete with a timber decking area perfect for entertaining. With brand new double glazing, gas heating, and exceptional finishes throughout, this home is ideal for growing families. Don't miss the chance to view—book today and experience the perfect combination of space, quality, and location!



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 Hall

Doors to lounge, kitchen/diner, WC and stairs to first floor.

Lounge 16'7" x 10'6"

Two double glazed windows, two radiators, new carpet.

Kitchen/Diner 19'9" x 9'6"

Fitted wall and base units with worktops over, sink and drainer, fitted induction hob and oven, space for washing machine and fridge/freezer, patio doors, double glazed window.

WC

Low level WC, hand wash basin, sensor lighting.

First Floor Landing

Doors to three bedrooms, study/nursery and bathroom.

Bedroom One 13'4" x 10'6"

Double glazed window, radiator, new carpet.

En-Suite 5'5" x 4'9"

Shower cubicle, low level WC, hand wash basin, heated towel rail, sensor lighting.

Bedroom Two 16'6" x 10'8"

Double glazed window, radiator.

Bedroom Three 10'8" x 9'8"

Double glazed window, radiator, storage cupboard.

Study/Nursery 6'0" x 5'8"

Window, radiator.

Bathroom 8'8" x 6'2"

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

Outside Front

Shingled driveway providing ample off road parking leading to an integral garage.

Outside Rear

Timber decking seating area leading to a soon to be lawned garden, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(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 C

Tenure

Freehold
Term XXXX
Years from XXXX.

Please note ground rent and service/maintenance charges will apply. For further information, please contact the office.