



**48 Primrose Way | Horsford | Norwich | NR10 3SA**

**Offers In Excess Of £250,000**

**\*\*CONVERTED GARAGE WITH MULTIPLE USES\*\*** Tucked away in a quiet cul-de-sac within the ever-popular village of Horsford, this well presented three-bedroom semi-detached home offers modern, flexible living ideal for first-time buyers or families alike. The ground floor features a welcoming entrance hall, a bright lounge, a separate dining room, a well-appointed kitchen, and a convenient WC. Upstairs, there are three comfortable bedrooms and a family bathroom off the landing. Outside, the property boasts a driveway providing off-road parking, a well-maintained enclosed rear garden, and a converted garage complete with shower room, offering fantastic versatility as a home office, guest suite, or annexe space. With gas central heating, double glazing, and stylish décor throughout, this home is ready to move straight into and enjoy. Perfectly blending comfort, practicality, and charm — early viewing is highly recommended!





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms and other items shown are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee, as to their operation or efficiency can be given. Made with Winplan 2000

## 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 lounge and WC.

### Lounge 15'5" x 12'6"

Double glazed window, radiator, stairs to first floor.

### Dining Room 8'1" x 7'8"

Sliding patio doors, radiator.

### Kitchen 8'2" x 7'5"

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

### WC

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

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 11'10" x 9'1"

Double glazed window, radiator, fitted wardrobes.

### Bedroom Two 9'1" x 8'11"

Double glazed window, radiator.

### Bedroom Three 9'6" x 6'11"

Double glazed window, radiator.

### Bathroom 6'0" x 5'7"

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

### Outside Front

Driveway providing off road parking.

### Annexe 15'9" x 8'0"

Door to front and side, radiator.

### Annexe Shower Room 7'9" x 2'7"

Shower cubicle, low level WC, hand wash basin.

### Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing, enclosed by timber fencing.

### Local Authority

Broadland District Council, Tax Band C.

### Tenure

Freehold

### Utilities


Full fibre broadband available.

Mains gas, 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>		
(55-68) <b>D</b>	<b>64</b>	<b>71</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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