

propertyladder



Flag Cutters Way, Horsford, NR10 3FZ

Chain-free, semi-detached house!

GUIDE PRICE £290,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

BEAUTIFUL FAMILY HOME!

This chain-free, semi-detached house, built in 2021, is located in the sought-after village of Horsford. The property features an entrance hall, leading to a spacious living room and a modern kitchen diner, proving the ideal space for entertaining guests. There's also a ground floor WC for added convenience.

Upstairs, there are three bedrooms off the landing, including a master bedroom with an en-suite shower room. A refitted family bathroom serves the other two bedrooms, offering comfortable, practical living for families.



“modern kitchen diner, proving the ideal space for entertaining guests”



Overview

- SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- THREE BEDROOMS
- 2021 BUILT VILLAGE HOME
- REFITTED FAMILY BATHROOM PLUS EN-SUITE SHOWER ROOM
- OFF ROAD PARKING
- MODERN KITCHEN DINER
- GENEROUS REAR GARDEN
- GROUND FLOOR WC
- A MUST SEE



Location

Horsford, a charming village located just six miles north of Norwich, offers a blend of historical allure and modern convenience.

The village is not only known for its educational facilities catering to various age groups but also for its recreational amenities and local shops that add to the quality of life for its residents. Moreover, the proximity to Norwich International Airport and the city centre makes Horsford an attractive location for those seeking connectivity without compromising on the tranquility of village life.

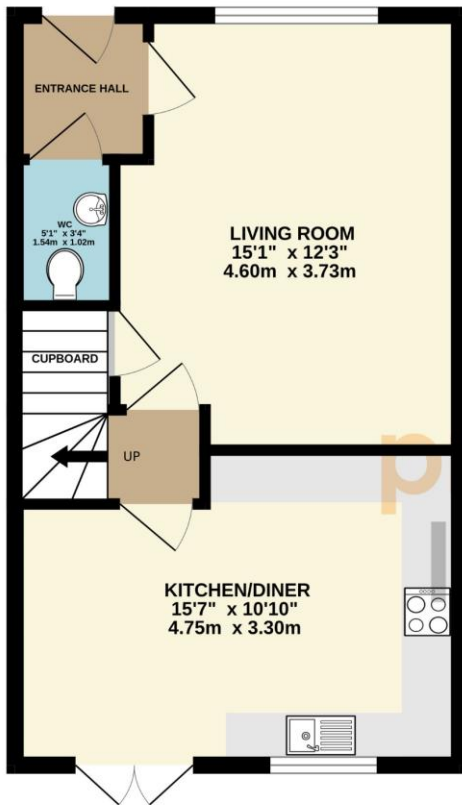


Outside

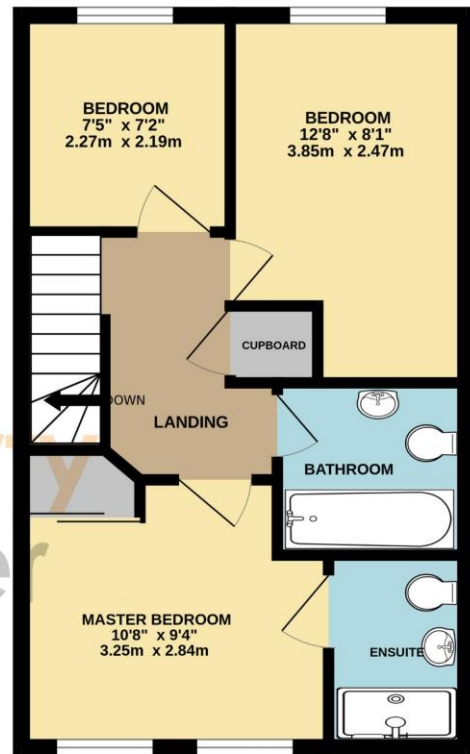
The property is set on a comparatively generous plot, on a development of similar homes. The front garden area includes a drive way, providing parking for two/three vehicles. The rear garden has been landscaped to offer a lawn, all enclosed by timber fencing.

MAINTENANCE FEE: Approx. £250PA - Reviewed yearly in January.

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) approx.

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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY:
BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, MAINS GAS

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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