

propertyladder



propertyladder 



propertyladder 



propertyladder 



propertyladder 

The Warren, Horsham St. Faith, NR10 3JT

A Smart, Three Bedroom End Terrace Family Home!

Offers Over **£240,000** freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

GORGEOUS FAMILY HOME!

This delightful end-terrace home offers a blend of space and comfort. The property welcomes you with a generously sized entrance hall, leading to a dual-aspect living room, with French doors that open onto the private garden. The dining room flows effortlessly into a contemporary kitchen, perfect for entertaining or family meals. Upstairs, you'll find three well-proportioned bedrooms, a family bathroom, a separate WC, and a large storage cupboard housing a two-year-old boiler.



“a contemporary kitchen, perfect for entertaining or family meals”



Overview

- End Terrace House
- Three Double Bedrooms
- Quiet Cul-De-Sac Location
- Open Plan Kitchen/Dining Accommodation
- Spacious Living Room
- Two-Year-Old Gas Boiler
- Enclosed & Private Rear Garden
- Family Bathroom & Separate WC
- Ideal Family Village Home
- Vendor Has Found Onward Purchase



Location

Horsham St. Faith is a charming village nestled in the heart of the picturesque Norfolk countryside. Surrounded by lush green fields and scenic landscapes, this idyllic location offers a serene and tranquil escape from the hustle and bustle of city life. Local amenities, including shops, pubs, and schools, cater to the needs of the community, making Horsham St. Faith an ideal location for families and individuals seeking a balanced and enriching lifestyle.

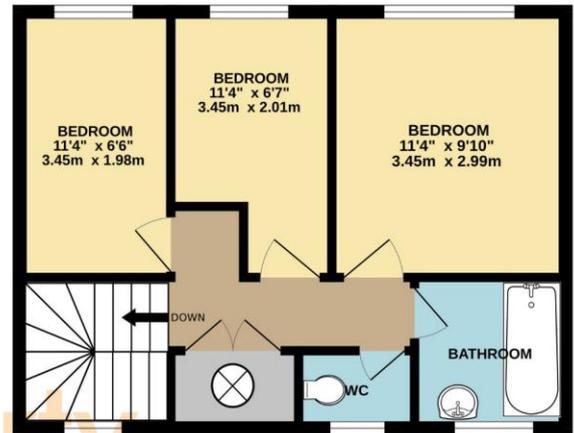


Outside

Outside, the property benefits from both front and rear garden space. The rear garden proves fully enclosed and low maintenance, consisting of mostly patio and shingle, along with a convenient outdoor shed.

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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.
Made with Metropix ©2024

FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



BRITISH
PROPERTY
AWARDS
2023 & 2024

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

Selling your home?

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



98 Crostwick Lane, Spixworth, NR10 3NQ



T 01603 898100

propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.