

propertyladder



Flag Cutters Way, Horsford, NR10 3FZ

A Three Bedroom 2021 Built David Wilson home!

ASKING PRICE £310,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

CONTEMPORARY COMFORT IN HORSFORD VILLAGE!

Built in 2021 and pleasantly set back from the roadside, this modern semi detached home is located in the popular village of Horsford! The property offers well presented accommodation throughout, comprising an entrance lobby, ground floor WC, a spacious living room, and a modern kitchen/diner. The current owners have added a bright conservatory to the rear, creating an ideal space for dining, relaxing or work needs. Upstairs, there are three bedrooms, including a master with en-suite shower room, along with a contemporary family bathroom!



“fully enclosed rear garden, consisting of a patio area, laid lawn and a second patio area”



Overview

- NEWLY BUILT CONSERVATORY
- EN-SUITE TO MASTER & FAMILY BATHROOM
- MODERN KITCHEN/DINER
- NON OVERLOOKED & LOW MAINTENANCE GARDEN
- PRIVATE DRIVEWAY & VISITOR PARKING SPACES
- CONVENIENTLY SET BACK FROM ROAD
- GROUND FLOOR WC & ENTRANCE LOBBY
- SPACIOUS LIVING ROOM WITH UNDER STAIRS STORAGE CUPBOARD





Location

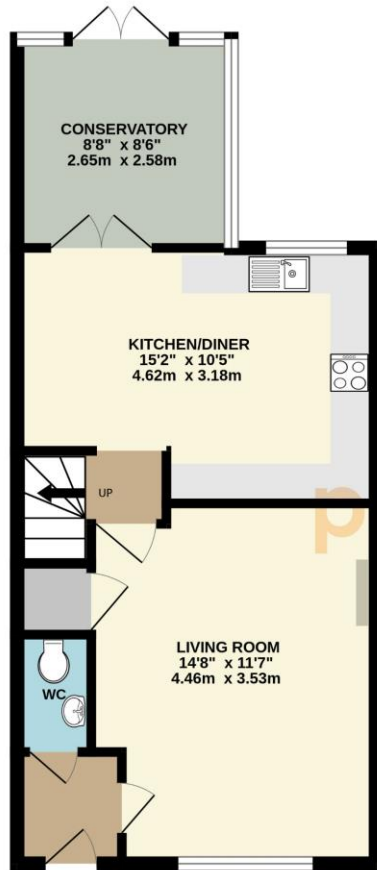
Horsford is a popular and well-served village located just six miles north of Norwich, offering the perfect blend of rural charm and modern convenience. Surrounded by scenic woodland and countryside, it's a great spot for walking, cycling and enjoying the outdoors, yet remains incredibly accessible to the city via the nearby Norwich Northern Distributor Road (NDR).



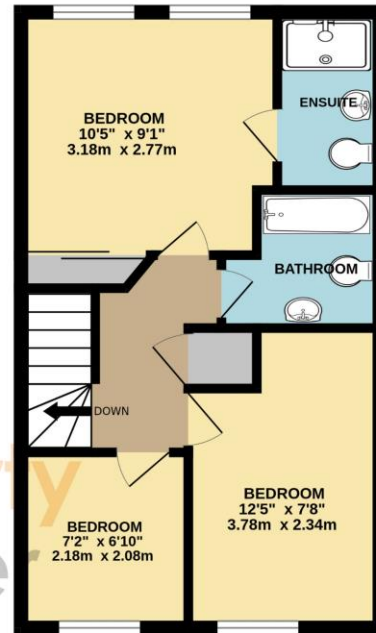
Outside

Outside, the property offers a non overlooked and fully enclosed rear garden, consisting of a patio area, laid lawn and a second patio area, proving an ideal entertaining space with a large pergola. Furthermore, the rear garden has a newly built outdoor shed for further storage. Set back from the road, the property benefits from its own private driveway and has the added convenience of useful nearby parking for guests and visitors.

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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.
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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, GAS CENTRAL HEATING

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