



Willow Way, Horsford, NR10

An Immaculate Two Bedroom David Wilson Built Home!

GUIDE PRICE **£240,000** **FREEHOLD**



MOVE-IN READY MODERN FIRST HOME!

Built in 2021, this well presented semi detached David Wilson home occupies a quiet cul-de-sac position within the popular Horsford development. Offered in immaculate condition and an ideal first home, the accommodation comprises an entrance hall, ground floor WC, and a modern fitted kitchen housing the gas combi boiler. To the rear is a spacious lounge/diner with French doors opening onto the rear garden, also benefiting from a large under stairs storage cupboard that offers excellent utility or additional storage space. Upstairs, the property features two double bedrooms and a contemporary family bathroom, completing this stylish and low maintenance home.

“ benefits from its own private driveway to the side of the house, providing off road parking for two vehicles ”



Overview

- Cul-De-Sac Spot Within Popular Development
- Two Double Bedrooms
- Private Driveway For Two Vehicles
- Ground Floor WC & First Floor Bathroom
- Generous & Low Maintenance Garden
- Spacious Lounge/Diner
- Modern Kitchen & Useful Storage Throughout
- 2021 Built David Wilson Home



Location

Willow Way is a quiet residential cul-de-sac set within the popular Kingfisher Meadow estate, a modern development just north of Norwich. The area combines village tranquillity with practical convenience. Horsford village centre is within easy reach, offering everyday amenities such as a Co-op convenience store with post office, bakery, butcher, takeaways and a traditional pub along Holt Road, as well as medical facilities and a primary school nearby. For wider shopping, leisure and services you're only a short drive or bus ride from Taverham and Hellesdon, which include larger supermarkets and additional amenities, and Norwich city centre is about 6 miles away with extensive shops, cafes, culture and transport links.

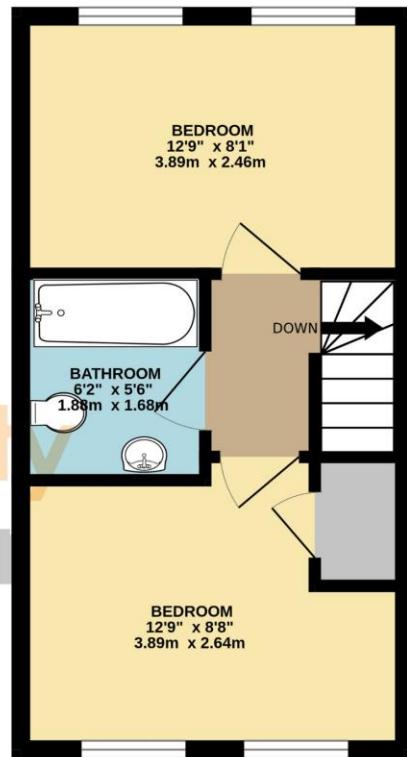
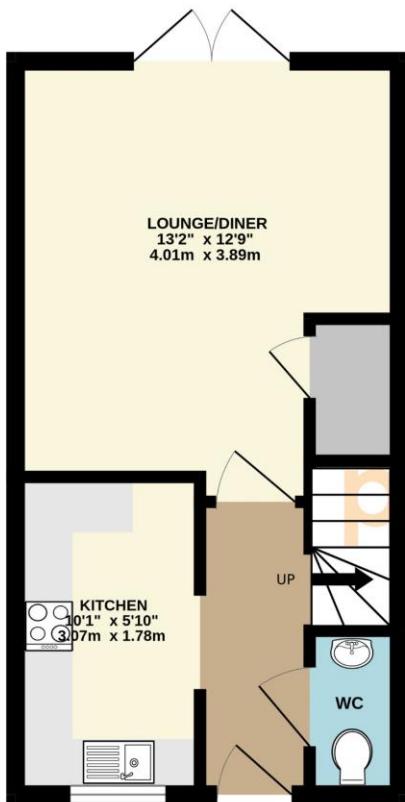


Outside

The property benefits from its own private driveway to the side of the house, providing off road parking for two vehicles. The rear garden is non overlooked and designed for low maintenance, featuring a combination of patio and artificial lawn. The garden is further enhanced by an outdoor shed, offering practical and convenient storage space.

GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.

1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



property
ladder

TOTAL FLOOR AREA : 563 sq.ft. (52.3 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 guidance 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		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

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

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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



GOLD WINNER
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