



Pimpernel Road, Horsford - NR10 3SQ

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HYBRID ESTATE AGENTS



## Pimpernel Road

Horsford, Norwich

This end-terrace HOME enjoys ENCLOSED GARDENS and ample OFF ROAD PARKING. Ready to MOVE-IN, the property offers uPVC double glazing and gas fired CENTRAL HEATING. The accommodation comprises a 13' L-SHAPED sitting/dining room with STORAGE, along with an OPEN PLAN KITCHEN. Upstairs, ONE DOUBLE BEDROOM leads off the landing with a cupboard and WARDROBE, along with the family bathroom - complete with a SHOWER over the bath. The GARDENS are laid to lawn, private and include a useful SHED.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- No Chain!
- End-Terrace Home
- Sitting/Dining Room with Storage
- Fitted Kitchen
- One Double Bedroom
- Family Bathroom with Shower
- Enclosed Gardens
- Driveway & Parking to Front

Situated in Horsford, a popular village, which lies to the North side of Norwich, offering a range of local amenities including Village School and Hall, recreation ground, local shopping facilities and bus services to Norwich. The village is highly sought after, and benefits from access to the Broadland Northway which connects to the A47 for Norwich, Yarmouth and also onto the A11 for access to London.

#### SETTING THE SCENE

The property occupies a sweeping corner plot with a lawned front garden and off road parking for several vehicles. A formal space is located outside the sitting room, with the garden section also used by the current owner for further parking. A timber gate leads you into the private garden where the main entrance door can be found.

#### THE GRAND TOUR

Heading inside you step straight into the sitting/dining room, with fitted carpet underfoot and uPVC double glazed window to side. Stairs rise to the first floor landing with a storage cupboard below, whilst an opening takes you into the kitchen. Fitted with a range of wall and base level units, the kitchen offers ample storage with space for an electric cooker, fridge and washing machine, whilst tile splash backs run around the work surface and a window faces to front.





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Heading upstairs the carpeted landing includes doors to the double bedroom with dual aspect windows to front and side, built-in airing cupboard and double wardrobe with sliding doors, whilst the family bathroom completes the property with a three piece suite including a shower over the bath and a shower screen, tiled splash backs and tiled effect flooring.

FIND US

Postcode : NR10 3SQ

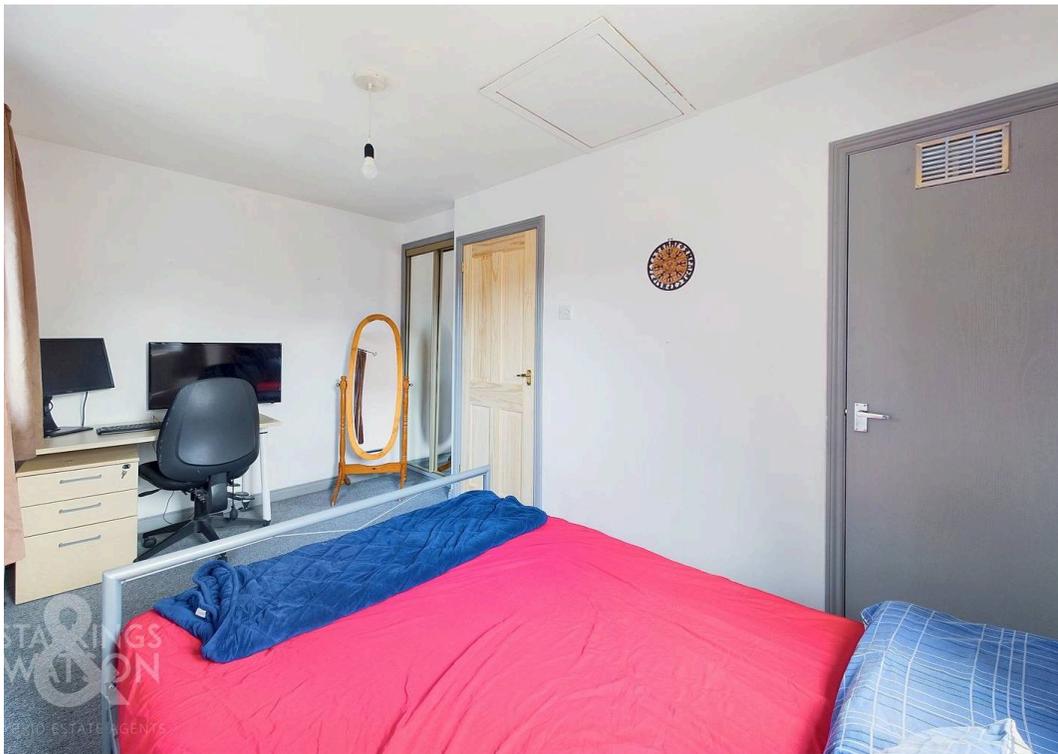
What3Words : ///defends.genius.tidal

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

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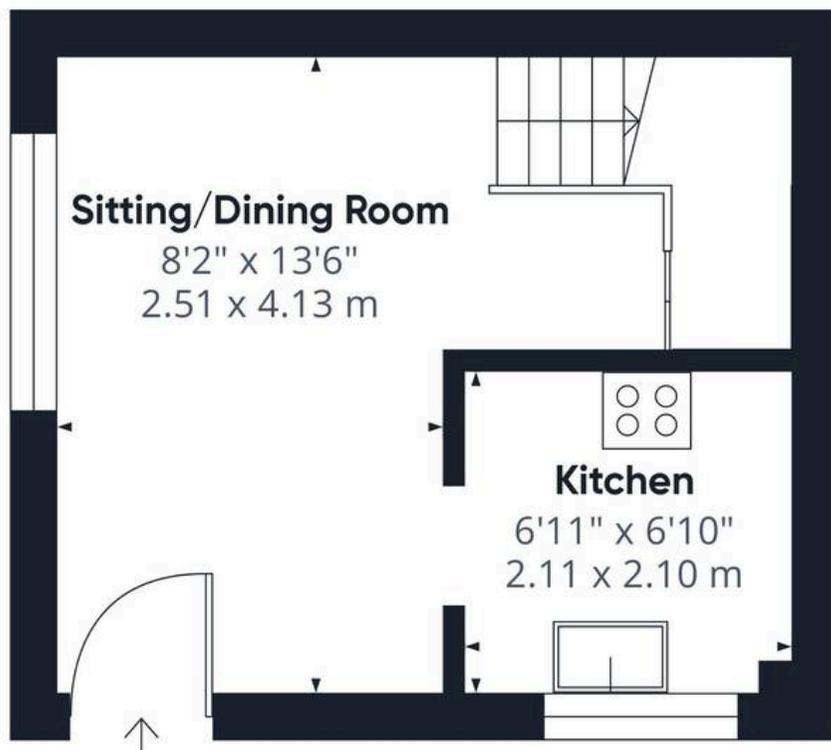
## THE GREAT OUTDOORS

Heading outside, the garden is private and fully enclosed whilst being laid to lawn and finished with a patio seating area and timber built storage shed.



A hand holding a smartphone displaying a virtual tour app. The screen shows a house icon, a button that says "Enter virtual tour", and the logo "STARKINGS & WATSON". The browser address bar shows "starkingsandwatson.co.uk". To the left of the phone is a QR code icon. Below the phone is a large QR code.

SCAN  
HERE FOR A  
VIRTUAL  
TOUR



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

380.09 ft<sup>2</sup>

35.31 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

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