



The Shrublands, Horsford - NR10 3EL



## The Shrublands

Horsford, Norwich

Set back from the street offering AMPLE OFF ROAD PARKING to the front and side of the home leading towards a BRICK GARAGE, this EXTENDED SEMI-DETACHED home offers a versatile living space benefitting from all NEW WINDOWS and DOORS in 2023 and new GAS BOILER in 2024. A well-lit 20' SITTING and DINING ROOM occupies the main living space opening into a SUNROOM which backs onto the rear garden with uPVC double glazed French doors. The kitchen sits adjacent, extended in size also to offer ample storage with BUILT IN COOKING APPLIANCES. The first floor landing splits into THREE BEDROOMS with access to the FAMILY BATHROOM. Externally, the rear garden has been lovingly altered to offer a sociable sun trap suitable for family and friends, fully enclosed with raised wooden patio and pergola.

Council Tax band: C

Tenure: Freehold

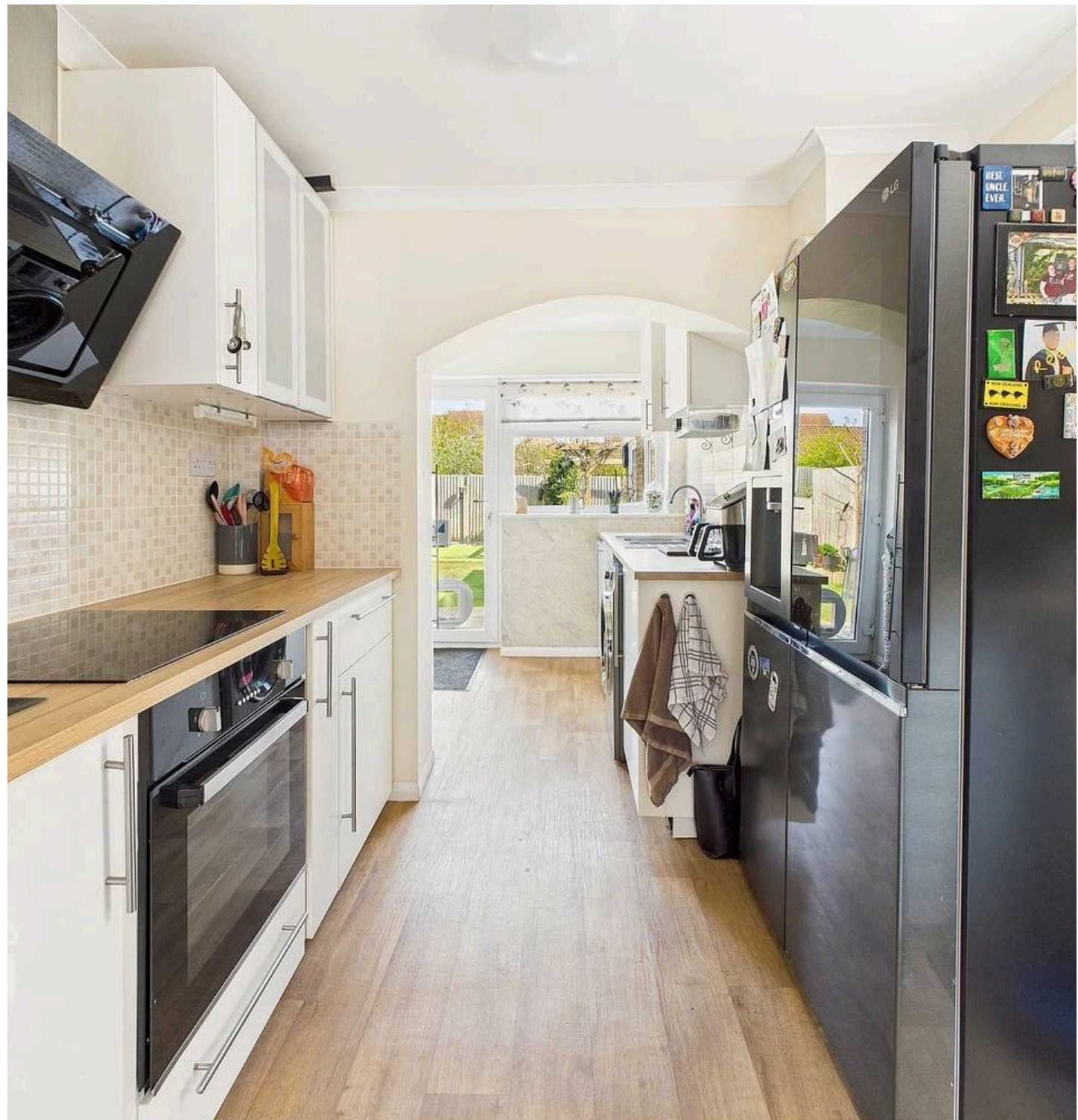
EPC Energy Efficiency Rating: D

- Extended Semi-Detached House
- Updated Boiler & Radiators 2024
- New uPVC Windows & Doors In 2023
- 20' Sitting & Dining Room Leading Into Sunroom
- Three Bedrooms
- Three Piece Family Bathroom
- Private & Enclosed Landscaped Rear Garden
- Driveway & Garage

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 is set back from the street with a large and open shingle driveway suitable for the parking of multiple vehicles where a concrete drive sits next to the home as well for further parking in front of the garage.



## THE GRAND TOUR

Once inside, a recently redecorated interior will greet you with hardwearing wood flooring laid underfoot and stairs with access to the first floor. The main living space immediately emerges to your left in the form of a 20' open plan sitting and dining room. The space has been tastefully redecorated to offer a bright and airy living area complete with the same hard wearing wood flooring below and newly fitted uPVC double glazed window to the front of the room. Stepping past the sitting room, there is room for a formal dining suite where a second radiator can be found and all new uPVC double glazed French doors take you into the garden room. Previously used as the dining area by the current owners, however this space could function as a playroom, study or additional living area if wished with French doors into the rear garden. Off from the central hallway is the kitchen made larger courtesy of a historic extension. The space offers a wide range of wall and base mounted storage units with integrated appliances including an oven and hob with extraction above whilst leaving room for freestanding appliances such as an American style fridge/freezer, washing machine plus tumble dryer with uPVC double glazed window and door at the very rear of the home backing into the rear garden.

The first floor landing splits to allow access into all three bedrooms within the property as well as the three piece family bathroom suite complete with a shower head mounted over the bath and tall heated towel rail. The smaller of the three bedrooms comes at the very front of the home, currently being utilized as a home office, this space benefits from wall to wall built in storage wardrobes and additional storage above the stairs housing the 2024 installed gas boiler.

Two further double bedrooms sit on the adjacent side of the home, the smaller of which comes again to the front with carpeted flooring leaving ample room for a double bed and additional storage solutions whilst the larger room comes at the very rear of the home with views into the rear garden with newly laid carpeted flooring leaving room for additional storage and large double bed with views into the rear garden

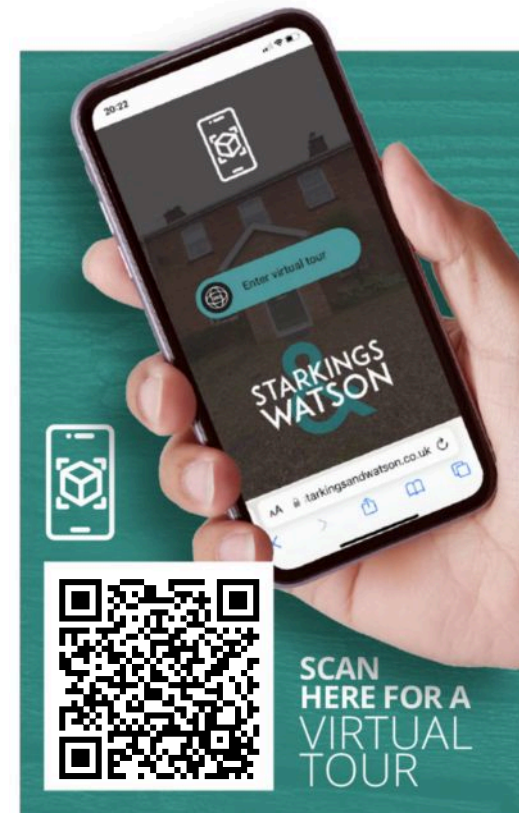
## FIND US

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What3Words : ///mingles.tried.tidy

## VIRTUAL TOUR

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



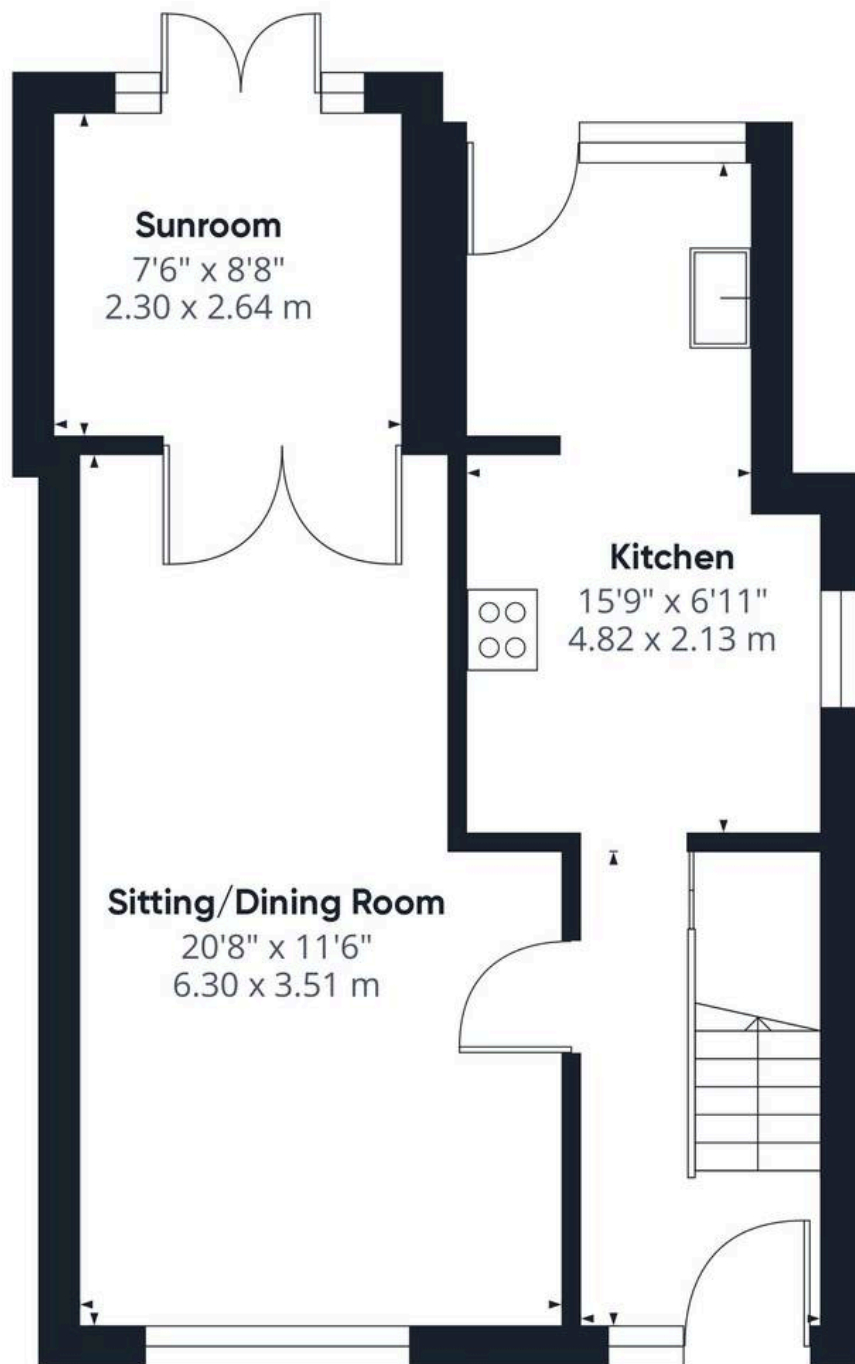




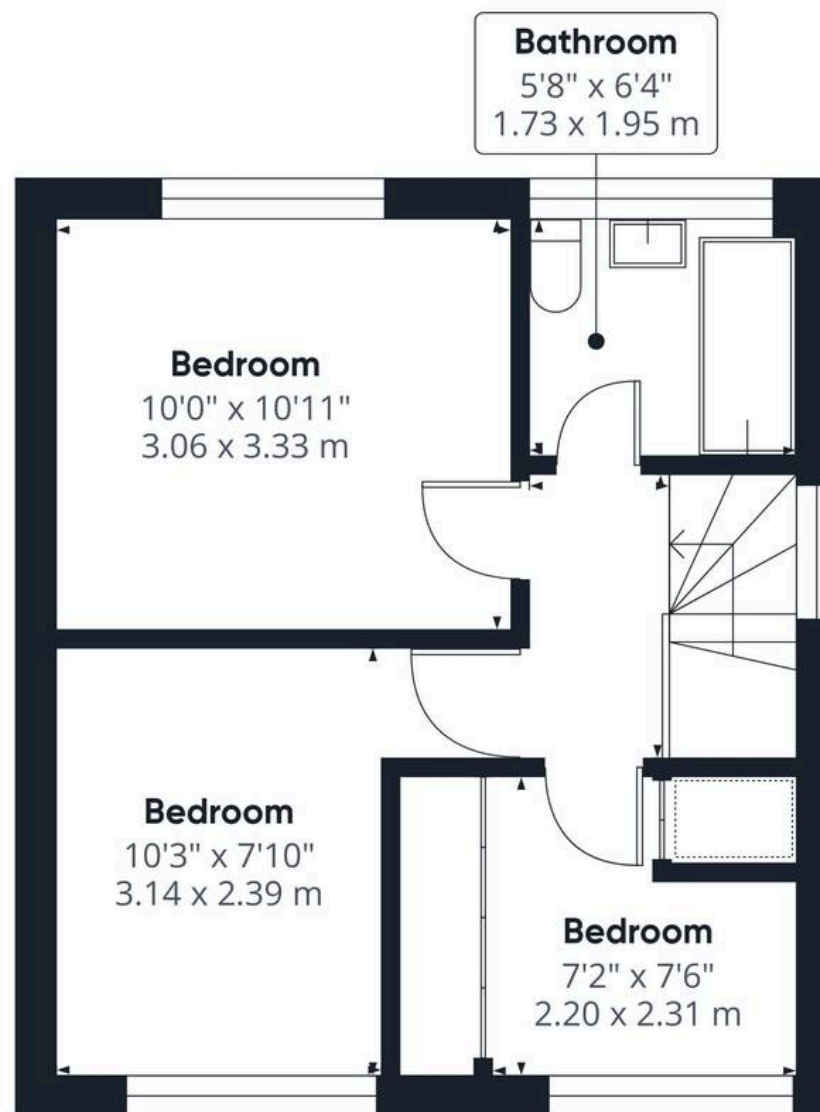
## THE GREAT OUTDOORS

The rear garden itself has been lovingly altered to offer a private and sunny area fully enclosed with timber fencing to both sides and the rear. Initially a lawn space gives way to artificial lawn and a raised decked area with wooden pergola sat above perfectly positioned to make the most of the summer sunshine. Colourful planting borders and edges surround the home, adding vibrancy with external plug sockets and tap on the driveway with access personal access door taking you into the garage from the rear garden.





Ground Floor



Floor 1

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

793.95 ft<sup>2</sup>

73.76 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.

GIRAFFE360



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