



STOBART
& HURRELL

**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



179 Holt Road, Horsford, Norfolk, NR10 3DN

Positioned centrally within a generous plot of over one third of an acre, is this detached four-bedroom bungalow. Although in good decorative order throughout it would potentially benefit from a programme of modernisation to create an ideal family home.

Located in the rural Broadland village of Horsford, situated on the outskirts of the city of Norwich and a short distance from the Broadland Country Park. The property benefits from access to local amenities, including a primary school, village hall, doctors' surgery, convenience store and a public house.

Set well back from the road, the bungalow is approached along a private driveway, leading to a shingle frontage, ample off-road parking for several vehicles and a garage. To the rear, a neatly maintained lawn garden is bordered by mature hedging and a spacious outbuilding.

The main entrance to the property provides access into a central hallway where separate internal doors lead into four bedrooms, one with built in storage, a family bathroom, a separate utility room, a lounge and a kitchen dining room. From the dining area double doors open out to the rear garden.

Life at the bungalow is further complimented by its close proximity to the Northern Distributor Road providing easy access into the historic city of Norwich, with its variety of popular retailers, eateries and train station with links to afar. Less than three miles north of the city is Norwich International Airport for overseas travel, or more locally is the sandy shore line of the Norfolk coastline.

Agents Note: We understand the property is advertised for sale, subject to the grant of probate.



Detached



Bungalow



Older



1 Bathrooms



1 Reception



4 Bedrooms



Tax Band D

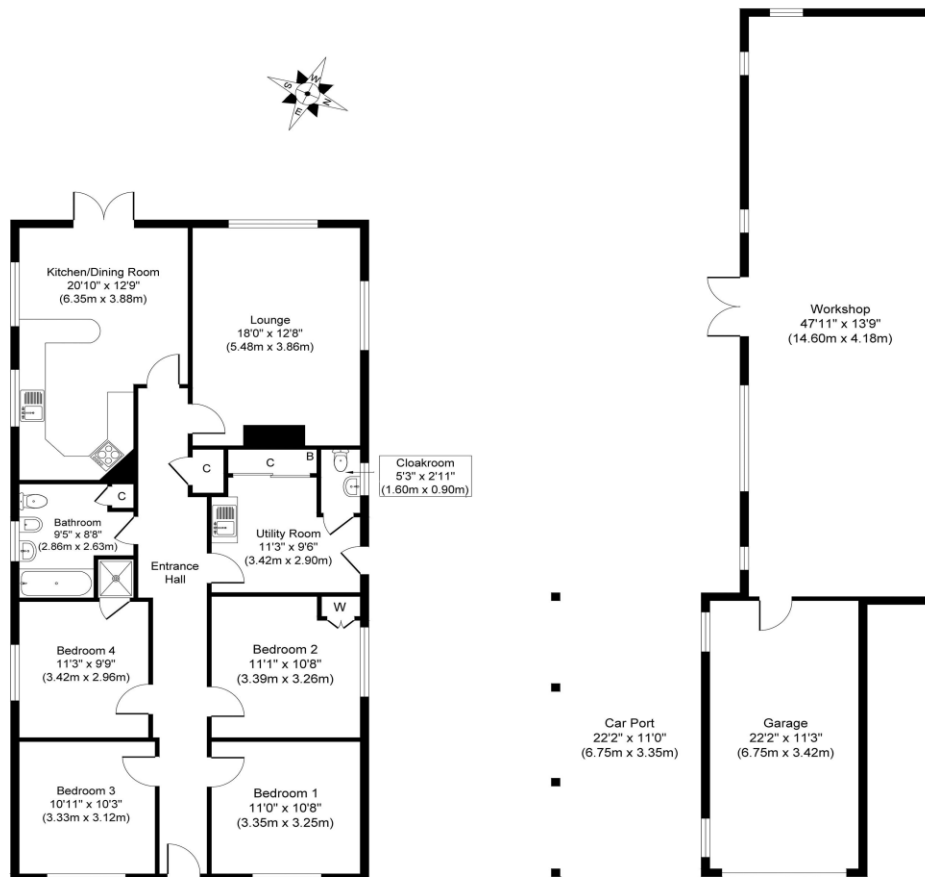


Off-Road
Parking



Garage





Approximate Floor Area
1,372 sq. ft
(127.47 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782



**STOBART
& HURRELL**



**STOBART
& HURRELL**
MORTGAGES