



Kiln Road, Horsford Norwich NR10 3SL

welcome to

Kiln Road, Horsford Norwich

OPEN PLAN LIVING!!! Ideal for families or second home movers. Situated within the well served village of Horsford which offers a variety of amenities inc: butchers, co-op shop with post office, hairdressers, bakery, garage, carwash, a number of takeaways as well as a primary school and nursery.



Accommodation

W H Brown are proud to present to the market this three bedroom semi-detached property in Horsford, benefitting from a brick weave driveway that offers ample off road parking with garage and front entrance porch leading to an open plan living area that further leads to the well maintained enclosed rear patio and garden. It is nicely situated on a pleasant cul-de-sac on the outskirts of Norwich city centre.

Internally, the well maintained ground floor accommodation comprises of an entrance porch leading to a well-planned open living space including the lounge and dining room with newly fitted kitchen. This is complemented to the first floor by three well-proportioned bedrooms and family bathroom as well as access to a part-boarded loft space with drop down ladder.

Viewing is essential to full appreciate the accommodation being offered.

Entrance Porch

Upvc double glazed external entrance door to front aspect and radiator.

Lounge/dining Area/kitchen

22' 10" Max x 18' 4" Max (6.96m Max x 5.59m Max)
L shaped room

Lounge Area

Upvc double glazed window to front aspect, new carpet, and two radiators.

Dining Area

New carpet and french doors leading to rear garden.

Kitchen

A newly fitted kitchen with ample work surfaces, sink with mixer tap, built in electric oven, 4 ring hob, fridge freezer, and dishwasher with well-proportioned breakfast bar.

Landing

Access to all bedrooms and bathroom plus part-boarded loft.

Bedroom 1

11' 6" x 10' 4" (3.51m x 3.15m)

Upvc double glazed window to rear aspect with fitted blinds, fitted bedroom furniture with overhead bridging unit and radiator.

Bedroom 2

10' 3" x 10' 4" (3.12m x 3.15m)

Upvc double glazed window to front aspect, built in wardrobes and radiator.

Bedroom 3

9' 5" x 6' 4" (2.87m x 1.93m)

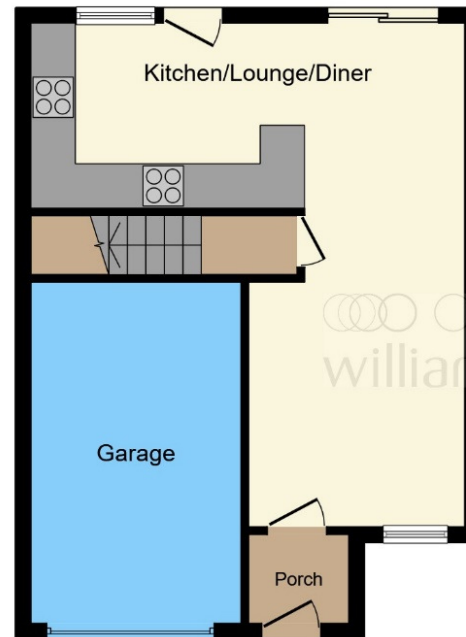
Upvc double glazed window to front aspect and radiator.

Bathroom

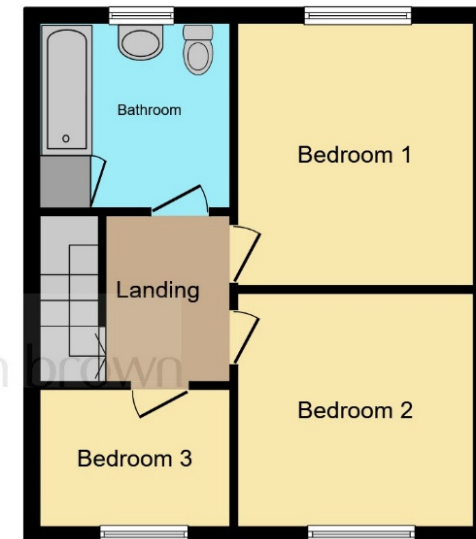
Suite comprising generous bath with twin head shower, glass shower screen, wash hand basin, heated towel rail, store cupboard and upvc double glazed window to rear aspect.

Outside

A well maintained mainly laid to lawn garden to the rear which is complemented to the front of the property by a driveway offering off road parking and garage.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online williamhbrown.co.uk/Property/HEL102584



welcome to

Kiln Road, Horsford Norwich

- Semi Detached House
- Three Bedrooms
- Open Plan Kitchen/Dining/Lounge
- Enclosed Rear Garden
- Well Regarded Village Location

Tenure: Freehold EPC Rating: C

offers in excess of

£265,000

directions to this property:

From the W H Brown office in Hellesdon on the Reepham Road head north towards Taverham and take the third exit at the roundabout towards Horsford and at the next roundabout continue over onto Holt Road into the village of Horsford and turn left onto Gordon Godfrey Way, Kiln Road is the first turning on the right hand side where the property can be found identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL102584



Property Ref:
HEL102584 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 487888



hellesdon@williamhbrown.co.uk



303 Reepham Road, Hellesdon, NORWICH,
Norfolk, NR6 5AD



williamhbrown.co.uk