



Holt Road, Horsford Norwich NR10 3DE

welcome to

Holt Road, Horsford Norwich

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS THREE/FOUR BEDROOM SEMI DETACHED FAMILY HOME: located in the sort after location of Horsford. The property itself would make a fantastic family home and benefits an optional 4th bedroom to the ground floor, a loft room and two bathrooms. View now!



Entrance Hall

Upvc external entrance door to front aspect, leading to kitchen, optional 4th bedroom, dining room living room, kitchen, bathroom and built in storage.

Bathroom

Suite comprising bath with hand wash basin, wc and radiator.

Optional 4th Bedroom/reception

9' 1" x 8' 9" (2.77m x 2.67m)

Upvc double glazed window to front aspect, radiator and double doors opening to dining room.

Dining Room

11' 8" Into door recess x 10' (3.56m Into door recess x 3.05m)

Radiator, space for dining table and chairs and opening leading into living room.

Living Room

13' 2" Max x 11' 9" (4.01m Max x 3.58m)

Upvc double glazed window to rear aspect, original working fire place and radiator.

Kitchen

16' 3" x 11' 9" (4.95m x 3.58m)

A range of wall and base units with work surfaces over, tiled floor, integrated oven, four ring gas hob, 1 ½ sink with mixer tap, dual double glazed windows to side aspect and french doors opening to rear garden.

First Floor Landing

Giving access to three bedrooms and bathroom.

Bedroom 1

15' 9" x 12' 2" (4.80m x 3.71m)

Upvc double glazed window to rear aspect, radiator and stairs leading up to loft room.

Loft Room

12' 3" x 10' 4" (3.73m x 3.15m)

Velux windows and radiator.

Bedroom 2

12' 8" x 11' 8" (3.86m x 3.56m)

Upvc double glazed window to rear aspect and radiator.

Bedroom 3

10' 10" x 10' 5" (3.30m x 3.17m)

Upvc double glazed window to front aspect and radiator.

Bathroom

Suite comprising wc, single wash hand basin with mixer tap, bath and radiator.

Outside

At the rear of this property is a modest garden mainly laid to lawn and is also where an outside store can be found. This is complemented to the front elevation which is accessed via a shared road running parallel to the side of the property and gives access to its driveway providing off road parking and further leads to the enbloc garage.



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.



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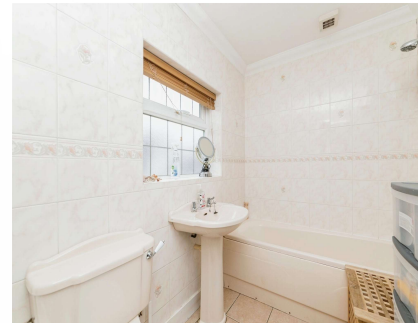
- Semi Detached House
- 3/4 Bedrooms + Loft Room
- Two/Three Reception Rooms
- Two Bathrooms
- Perfect Family Home

Tenure: Freehold EPC Rating: D

£300,000

directions to this property:

From the W H Brown office on Reepham Road away from Norwich city and at the first roundabout continue over, at the next roundabout take the third exit onto Drayton Lane, at the next roundabout continue over onto Brewery Lane and at the next roundabout take the first exit onto Holt Road, continue into the village and the property can be found on the right hand side adjacent to the co-op convenience shop identified by our W H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL101528 - 0004

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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.



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