



Gordon Godfrey Way, Horsford Norwich NR10 3SG

welcome to

Gordon Godfrey Way, Horsford Norwich

VENDORS HAVE FOUND We are delighted to offer for sale this extended semi-detached home with three bedrooms, ensuite, two reception rooms and converted garage, currently used as a therapy room but would also make an ideal home office! This well-loved home can only be appreciated by a viewing!



Accommodation

W H Brown are delighted to offer for sale this three-bedroom semi-detached home which has been adapted well for families as the vendors extended the ground floor living space to open the kitchen into a dining room with roof light. In addition, the garage has been converted and is currently used as a therapy room with power and plumbing and could also lend itself as a home office. This inviting home is situated within the popular village of Horsford, which is well served and offers a variety of takeaways, co-op convenience shop with post office, butchers, hairdressers, bakery, doctors' surgery, pharmacy. Furthermore, there is a Church Of England Primary School and nursery.

Internally the accommodation comprises of; entrance hall, living room, kitchen, dining room and this is complemented to the first floor by three bedrooms, ensuite and bathroom. Externally the rear garden is well set up for entertaining and enjoying the summer months with a covered decking area/snug that further offers power.

A full and early internal inspection is highly recommended to fully appreciate the accommodation being offered.

Entrance Hall

Upvc double glazed external entrance door to front aspect, stairs to first floor, radiator and door opening to living room.

Living Room

15' 9" x 12' 6" Max (4.80m x 3.81m Max)

Working wood burner, radiator, understairs cupboard and upvc double glazed window to front aspect and double doors opening to kitchen.

Kitchen

15' 5" x 9' 5" (4.70m x 2.87m)

A range of wall and base units with work surfaces over, gas hob, electric oven, sink, tiled flooring, opening to dining room.

Dining Room

12' 4" x 8' 6" (3.76m x 2.59m)

Wood effect flooring, velux windows and french doors opening into the rear garden.

First Floor Landing

Giving access to all bedrooms, bathroom and ensuite.

Bedroom One

9' 9" x 9' 4" To Wardrobe (2.97m x 2.84m To Wardrobe)

Built in wardrobe, radiator and upvc double glazed window to rear aspect.

Ensuite

Suite comprising shower, wc, wash hand basin, heated towel rail, upvc double glazed window to rear aspect and tiled flooring.

Bedroom Two

10' 6" x 8' 3" To door recess (3.20m x 2.51m to door recess)

Upvc double glazed window to front aspect and radiator.

Bedroom Three

7' 7" x 7' 1" (2.31m x 2.16m)

Upvc double glazed window to front aspect and radiator.

Bathroom

Suite comprising bath with shower over, wc, wash basin, and upvc double glazed window to side aspect.

Garage Conversion/Therapy Room

9' 9" x 7' 3" (2.97m x 2.21m)

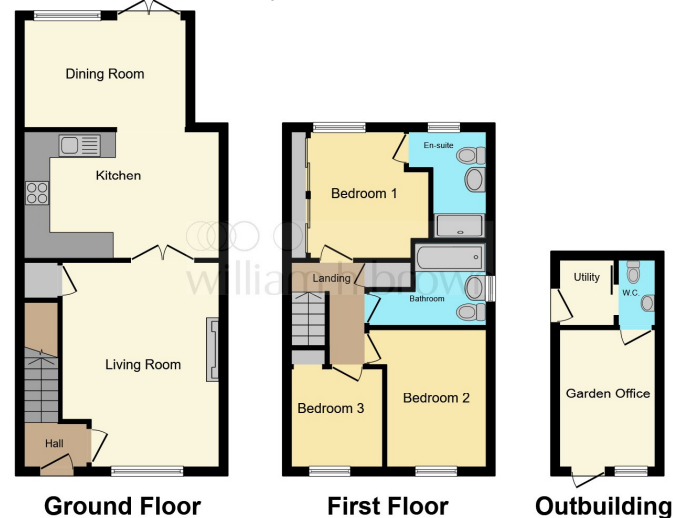
Upvc double glazed window and external door to front aspect, opening to the wc with wash basin and wc.

External Utility

Behind the former garage but can be accessed via the rear garden with electric and plumbing for washing machine.

Outside

Externally to the front of the property is a well-tended lawn with a variety of plants and shrubs and driveway providing off-road parking. This is complemented to the rear elevation by a tranquil landscaped garden with a delightful snug/covered decking area with power and purpose-built bar, ideal for enjoying the summer months.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Gordon Godfrey Way, Horsford Norwich

- Semi Detached House
- Three Bedrooms
- Master Ensuite + Bathroom
- Two Reception Rooms
- Garage Conversion With Power And Plumbing

Tenure: Freehold EPC Rating: Awaited

£300,000



directions to this property:

Upon entering Horsford from the Northern Distributor Road, continue only the Holt Road passing the co-op village shop and the butchers, and turn left onto Gordon Godfrey Way, continue towards the bottom of the road where the property can be found on the left-hand side 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:
HEL102820 - 0002

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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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