



Holt Road, Horsford Norwich NR10 3DN

welcome to

Holt Road, Horsford Norwich

****RENOVATION OPPORTUNITY**** with the added benefit of ****NO UPWARD CHAIN****. This detached bungalow is ripe for modernisation to allow future occupants scope to create their own style and finish. Located along the Holt Road within the popular well-served village of Horsford. Great for families!!!!



Accommodation

This extended detached bungalow is situated within the popular village of Horsford to the north of Norwich City Centre. This property would make a fantastic family home or renovation opportunity and benefits from a garage and driveway providing off-road parking for multiple vehicles, in addition, a generously proportioned and enclosed garden, and is within walking distance of local amenities and facilities with the added benefit of it being sold with no upward chain.

The accommodation comprises of; entrance porch, entrance hall, three bedrooms, living room, shower room and kitchen/dining room. This is complemented externally to the front elevation with a shingle driveway. The remainder of the front garden has a variety of shrubs and lawned area. To the rear of the property, the 17ft garage can be found, two sheds and generous enclosed garden which is mainly laid to lawn with mature shrubs.

Viewing is highly recommended to not miss out on this fantastic bungalow!

Entrance Porch

Upvc double glazed external entrance door to front, tiled flooring, and internal window to rear and further windows to front and side aspects.

Entrance Hall

Giving access to three bedrooms, living room, shower room and kitchen. There is also an airing cupboard, radiator, and access to loft space.

Living Room

17' 7" x 9' 10" Max (5.36m x 3.00m Max)

Upvc double glazed window to rear aspect, carpeted floor, gas fire, tv and phone point.

Kitchen/Dining Room

18' 11" Max x 11' 5" Max (5.77m Max x 3.48m Max)

Dual aspect upvc double glazed window to rear and side aspects and external entrance door to side aspect, radiator, central heating boiler, built in electric hob and oven, space for washing machine and fridge freezer, stainless steel 1 1/2 bowl sink and drainer, and wall and base units with work surfaces over.



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Bedroom One

13' 6" x 9' 10" (4.11m x 3.00m)

Internal glazed window to front, carpeted floor, built in wardrobes and radiator.

Bedroom Two

12' x 9' (3.66m x 2.74m)

Upvc double glazed window to front, radiator and carpeted flooring.

Bedroom Three

8' 11" x 7' 7" Max (2.72m x 2.31m Max)

Upvc double glazed window to side aspect, built in wardrobe, carpeted floor, and radiator.

Shower Room

Suite comprising, shower cubical, wash hand basin, wc, radiator and upvc double glazed window to side aspect.

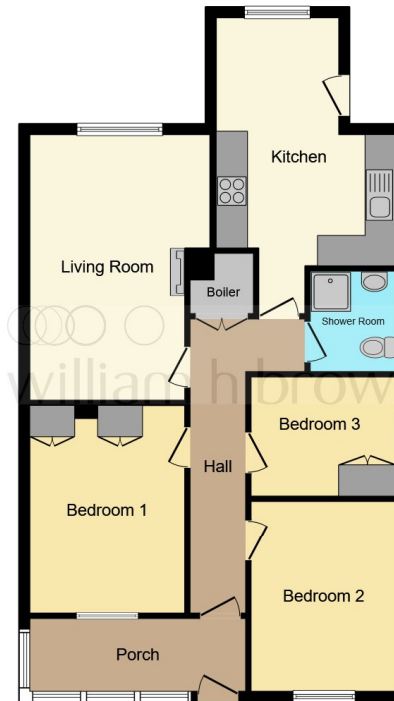
Outside

To the front elevation is a shingle driveway providing off-road parking for multiple vehicles, lawned area with shrubs. This is complemented to the rear of property by an enclosed mainly laid to lawn garden, a variety of shrubs, two sheds and access to the garage.

Garage

17' 4" x 9' 1" (5.28m x 2.77m)

Up and over door, and glazed window to rear aspect.



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

welcome to

Holt Road, Horsford Norwich

- Detached Bungalow
- Three Bedrooms
- NO ONWARD CHAIN!
- Generous Enclosed Garden
- Garage + Driveway Providing Off-Road Parking

Tenure: Freehold EPC Rating: E

offers in excess of

£350,000



directions to this property:

Upon entering Horsford from the Northern Distributor Road continue along the Holt Road passing the co-op shop, and primary school 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:
HEL102758 - 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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