



Kiln Road, Horsford Norwich NR10 3SL

welcome to

Kiln Road, Horsford Norwich

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS DETACHED HOME located in the well-regarded location of Horsford. The property itself would make a fantastic family home and benefits from three bedrooms off landing, a well-maintained enclosed garden, and self-contained garage conversion. View now!



Entrance Hall

Upvc double glazed external door to hallway and radiator. Giving access to living room and wc.

Wc

Suite comprising wc and wash hand basin.

Living Room

15' 7" narrowing to 11' 8" x 12' 2" (4.75m narrowing to 3.56m x 3.71m)

Double glazed bay window to front aspect, understairs cupboard and radiator, open plan to dining area.

Dining Area

10' x 7' 9" (3.05m x 2.36m)

Wood effect flooring, vertical radiator door opening to conservatory and further leading to kitchen area.

Kitchen

9' 9" x 7' (2.97m x 2.13m)

A range of wall and base units with work surfaces over, induction hob, electric oven, extractor fan, sink and drainer with mixer tap, plumbing for washing machine and dishwasher and space for fridge freezer. Upvc double glazed window to rear aspect.

Conservatory

9' 9" x 7' 5" (2.97m x 2.26m)

Of upvc double glazed construction, radiator, and external entrance door to side aspect.

First Floor Landing

Access to loft space, upvc double glazed window to side aspect and gives access to three bedrooms and bathroom.

Bedroom 1

12' x 8' 5" + door recess (3.66m x 2.57m + door recess)

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

Bedroom 2

11' 8" x 9' 1" (3.56m x 2.77m)

Upvc double glazed window to rear aspect and radiator.

Bedroom 3

9' Max x 6' 6" (2.74m Max x 1.98m)

Upvc double glazed window to front aspect and airing cupboard.

Bathroom

Suite comprising bath with mixer tap, wc and wash hand basin set into a vanity unit and heated towel rail.

Outside

To the front of the property is a driveway providing ample off-road parking with shingle garden and path leading to front entrance door. This is complemented to the rear of the property by a split-level garden comprising of patio area with retaining wall and steps leading to the remainder of the rear and side which is mainly laid to lawn with mature flower and shrub beds, pergola, and enclosed by panelled fencing. The rear garden also gives access to the converted garage.

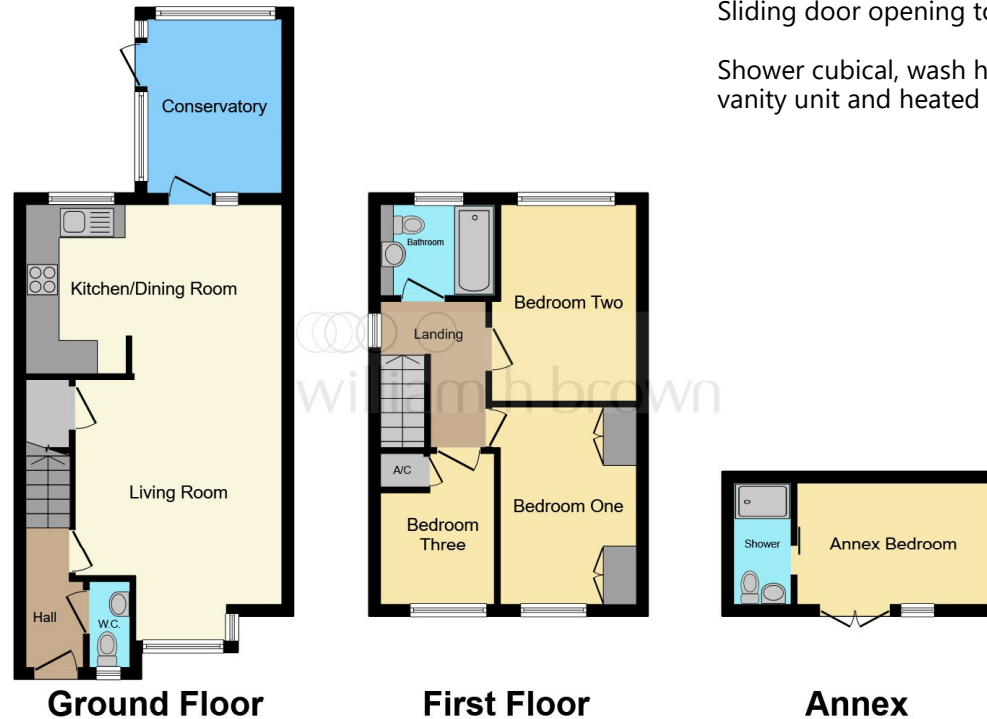
Converted Garage

11' 4" x 7' 3" (3.45m x 2.21m)

Bedroom with external doors opening to rear garden and double-glazed window.

Sliding door opening to ensuite.

Shower cubical, wash hand basin and wc set into a vanity unit and heated towel rail.



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

Kiln Road, Horsford Norwich

- Detached House
- Three Bedrooms
- Open Plan Kitchen/Dining & Living Space
- Conservatory
- Downstairs Wc

Tenure: Freehold EPC Rating: E

£300,000



directions to this property:

Follow the Reepham Road north towards Taverham, and take the third exit onto roundabout towards Horsford, at the next roundabout continue over onto Holt Road, continue into the village and turn left onto Gordon Godfrey Way, Kiln Road is the first turning on the right-hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL102894 - 0002

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