



PORTFOLIO
from



william h brown

Beckside, Horsford, Norwich, NR10 3SY

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****NO UPWARD CHAIN** WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS WELL-PRESENTED DETACHED HOUSE, located in the highly regarded village of Horsford. The property itself would make a perfect family home and benefits from four bedrooms off landing, one of which boast ensuite facilities. View now!**



Entrance Hall

Double glazed external entrance door to and window to front aspect, radiator, built in cupboard, tiled flooring, stairs to first floor landing and gives access to study, living room, dining room, kitchen/breakfast room and wc.

Study

8ft 8in x 8ft 9in

UPVC double glazed window to front aspect and radiator.

Wc

Suite comprising, WC and wash hand basin.

Living Room

21ft x 11ft 5in

UPVC double glazed window to the front, double glazed french doors to the conservatory and doors opening to dining room.

Conservatory

11ft 5in x 10ft 2in

On a brick base of UPVC construction, electric panel heater and double doors opening to rear garden.

Dining Room

12ft 2in x 10ft 8in (+bay)

UPVC double glazed window to rear aspect and radiator.



Kitchen/Breakfast Room

19ft 3in x 12ft 6in

A range of wall and base units with work surfaces, tiled flooring, four ring gas hob, 1½ bowl sink with mixer tap, electric oven and grill, views across the fields, and two UPVC double glazed windows to rear aspect.

Utility Room

7ft 2in x 7ft 7in

Single bowl sink with mixer tap, tiled floor, plumbing for washing machine, central heating boiler and UPVC double glazed door to side and dual aspect UPVC double glazed windows to side and front aspect.

First Floor Landing

Galleried style landing, airing cupboard and UPVC double glazed window to front aspect.

Bedroom One

12ft 6in x 9ft 7in

UPVC double glazed window to rear aspect, built in wardrobe, radiator and door opening to ensuite.

Ensuite

Suite comprising shower cubical, low level WC, UPVC double glazed window to side aspect and wash hand basin.

Bedroom Two

11ft 9in x 12ft 1in

UPVC double glazed window to rear aspect, built in wardrobes and UPVC double glazed window to rear aspect.

Bedroom Three

11ft 5in x 10ft 4in

UPVC double glazed window to front aspect, radiator and built in wardrobe

Bedroom Four

9ft 6in x 7ft 1in

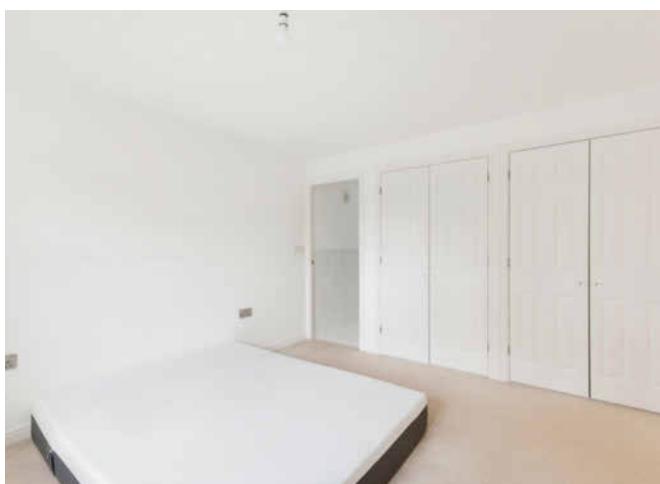
UPVC double glazed window to front aspect and radiator,

Bathroom

Suite comprising UPVC double glazed window to front aspect, bath with shower, wash basin, low level WC, extractor fan and shaver socket.

Outside

To the front of the house is a driveway providing ample off-road parking and double garage that runs alongside the beck. To the rear is a sloped mostly laid to lawn garden with well-established trees, shrubs and plants, outside power and tap. Views across the fields make for perfect sunsets.







Ground Floor



First Floor

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 Beckside, Horsford, Norwich, NR10 3SY

THIS WELL-PRESENTED DETACHED HOME is in the popular NR10 postcode just to the northwest of Norwich city centre. It would make a perfect family home, and benefits from four bedrooms off landing, a well-maintained garden, and parking for multiple vehicles. Horsford is a delightful, well-served village with a variety of services and amenities including, takeaways, butchers, bakery, hairdressers, schools, and kindergarten, as well a village hall and social club. It also offers commuters easy access for the Northern Distributor Road which connects the north and south of Norwich and regular bus links into Norwich City Centre and beyond. Internally, the accommodation comprises of; grand entrance hall, study, living room, dining room, conservatory, wc, kitchen/breakfast room, and utility room. This is complemented to the first floor by landing area, four bedrooms, master ensuite, and family bathroom. Furthermore, this spacious family home is not only located down a cul-de-sac but also backs onto fields which is a real selling point for this home, ideal for enjoying the summer months, along with parking for several vehicles and double garage, which could lend itself for conversion subject to relevant building regulations. Future occupants can create their own style and finish, and purchase with no upward chain. We would highly recommend a full and early internal inspection to fully appreciate the accommodation being offered.

Offers in excess of

£450,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- MASTER ENSUITE + FAMILY BATHROOM
- BACKS ONTO STUNNING FIELD VIEWS

EPC Rating: D

Council Tax Band: E

Tenure: Freehold



To find out more information or to arrange a viewing call

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