



Steve Read Way, Horsford Norwich NR10 3GQ

welcome to

Steve Read Way, Horsford Norwich

WILLIAM H BROWN ARE DELIGHTED TO PRESENT THIS SEMI-DETACHED HOME, located in the sought-after location of Horsford. The property itself would make a fantastic family home and benefits from three bedrooms off landing, a landscaped, enclosed rear garden, off-road parking, and stunning field views!



Accommodation

WE ARE THRILLED TO OFFER FOR SALE THIS BEAUTIFULLY PRESENTED AND LOVINGLY CARED FOR THREE BEDROOM SEMI DETACHED HOME! Constructed by Cripps Developments in 2021 and is part of a development of 84 properties offering a mix of 2 and 3-bedroom bungalows and 2-, 3- and 4-bedroom houses. It is situated within the popular village of Horsford just a few miles north of Norwich, surrounded by Horsford Forest which has been designated a County Wildlife Site. The village has a range of shops and amenities along Holt Road and is the main road that leads through the village including pubs, a medical centre, dental surgery, several takeaways, and a convenience store with a post office. Horsford has a primary school as well as a nursery with a good Ofsted rating.

The property would make a perfect purchase for families and benefits from three bedrooms off landing, a well-maintained and landscaped enclosed rear garden and driveway parking for multiple vehicles. The development's communal areas are managed and further offers a kids play area and beautiful field views with plenty of countryside to explore as well as enjoying the summer sunsets.

Internally the accommodation comprises of entrance hall, kitchen/dining room, living room, w/c and storage to the ground floor. On the first floor there are three bedrooms, one with ensuite off the landing and family bathroom.

Viewing is essential to fully appreciate the quality of accommodation being offered.

Entrance Hall

Double glazed composite door opening to front aspect, storage cupboard, tiled under-floor heating, leading to w/c, kitchen/dining room, living room, and stairs rising to first floor landing.

W/C

Suite comprising toilet, single hand wash basin with mixer tap, and under-floor heating.

Living Room

16' x 10' (4.88m x 3.05m)

Upvc double glazed dual aspect windows to side and front aspect with field views, tv and telephone points, under-floor heating, and glazed doors opening to Kitchen/dining room.

Kitchen/Dining Room

17' 5" x 10' (5.31m x 3.05m)

Wall and base units with mitred worktops, composite inset sink top, integrated Bosch oven, hob, extractor fan and integrated fridge freezer, integrated dishwasher, and washer/dryer, downlighters, tiled under-floor heating and double-glazed French doors and window opening to rear garden.

First Floor Landing

Giving access to all three bedrooms and family bathroom.

Bedroom One

13' 10" into door recess x 10' 10" (4.22m into door recess x 3.30m)

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

Ensuite

Suite comprising full height to shower cubical with splash back to hand basin, shaver point, downlighters, chrome heated towel rail and toilet.

Bedroom Two

10' 10" Max x 10' 7" (3.30m Max x 3.23m)

Upvc double glazed window to front aspect with field views, radiator and built in wardrobe.

Bedroom Three

9' 6" x 6' 4" (2.90m x 1.93m)

Upvc double glazed window to rear aspect, radiator and built in wardrobe.

Bathroom

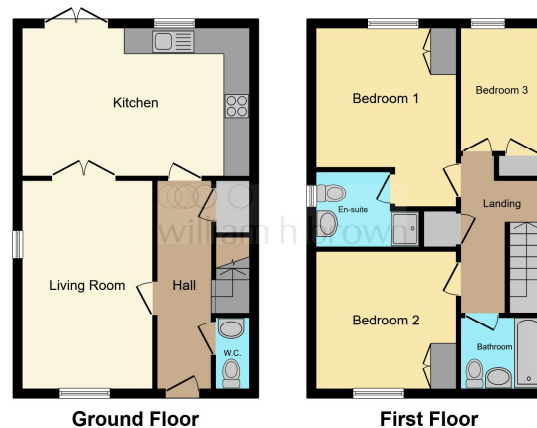
Suite comprising panelled bath with half height to bath splash back, wash hand basin with mixer tap and splash back, shaver point, downlighters, wc and heated chrome towel rail.

Outside

Fully enclosed landscaped rear garden with outside tap, high quality artificial grass, patio, and personal gate. Ideal for enjoying the summer months. Driveway parking for multiple vehicles to the side aspect, paved footpath and landscaped front garden overlooking stunning field views. There is also outside lighting to front and rear gardens.

Agent Note

The property is subject to an annual service and maintenance charge for the upkeep of the communal areas within this development. The current charge for period 01/01/25 - 31/12/25 is £154.18 and is subject to annual review.



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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Steve Read Way, Horsford Norwich

- Constructed By Cripps Developments
- Semi Detached House Completed In 2021
- Sits On A Development Of 84 Homes
- 10 Year Premier Guarantee With 6 Years Remaining
- Thermostatically Controlled Underfloor Heating + Radiators

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103233 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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