



**Horsbeck Way, Horsford Norwich NR10 3BB**



**welcome to**

**Horsbeck Way, Horsford Norwich**

Tucked away in a tranquil cul-de-sac just off Horsbeck Way, this inviting family home boasts a generous plot, providing abundant room for every member of a growing family. Offered with the added benefit of NO ONWARD CHAIN!

Call the office to book your viewings today.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Accommodation

Nestled within a PEACEFUL CUL-DE-SAC just off Horsbeck Way, this CHARMING FOUR BEDROOM DETACHED property sits on an enviable plot, offering ample space for a growing family. Step inside the welcoming entrance hall, complete with a convenient storage cupboard, and discover a thoughtfully laid-out interior. The ground floor boasts a bright and airy sitting room with dual-aspect windows, a functional kitchen/breakfast room leading to a separate utility, and a delightful dining room with sliding doors that seamlessly connect to your private rear garden.

Upstairs, a spacious landing leads to four well-appointed bedrooms. The master suite is a true retreat, featuring built-in wardrobes and its own en-suite shower room.

The second bedroom also benefits from integrated wardrobes, while all bedrooms are generously sized. A family bathroom with a three-piece suite completes the upper level.

The exterior boasts an enclosed front garden, primarily laid to a lush lawn, complemented by a single garage and an adjacent driveway providing convenient off-road parking. To the rear, a secluded garden unfolds, featuring a manicured lawn, abundant mature flower and shrub borders, and a separate paved patio - a perfect spot for outdoor entertaining. This tranquil space is fully enclosed by a mix of sturdy brick walls and timber fencing.

Please call the office to schedule your viewing. The property is offered with the added benefit OF NO ONWARD CHAIN.

## Lounge

14' 11" Max x 12' 9" max ( 4.55m Max x 3.89m max )  
Carpet, dual aspect double glazed window to front and side aspect and fireplace.

## Dining Room

9' 6" Max x 12' 9" Max ( 2.90m Max x 3.89m Max )  
Carpet, Double glazed sliding door to rear garden.  
Radiator.

## Kitchen

14' 7" Max x 10' 5" Max ( 4.45m Max x 3.17m Max )  
Laminate flooring, door to rear access, a range of wall and base units, radiator, gas hob with extractor over, separate double oven, space for washing machine, two double glazed windows to rear aspect, and sink with mixer tap over.



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.localagent.co.uk](http://www.localagent.co.uk)

## tility

5' 2" Max x 6' 4" Max ( 1.57m Max x 1.93m Max )  
Laminate flooring, and radiator.

## Wc

WC, sink, radiator, and laminate flooring.

## Landing

Carpet, double glazed window to side aspect.

## Bedroom 1

11' 4" Max x 10' 7" Max ( 3.45m Max x 3.23m Max )  
Carpet, double glazed window to rear aspect, radiator, built in wardrobes, and en suite.

## En Suite

Shower, radiator, wc, wash basin, and partially tiled.

## Bedroom 2

8' 10" Max x 10' 3" Max ( 2.69m Max x 3.12m Max )  
Carpet, double glazed window to rear aspect, radiator, and built in wardrobes.

## Bedroom 3

8' 5" Max x 11' 4" Max ( 2.57m Max x 3.45m Max )  
Carpet, double glazed window to rear aspect, radiator, and built in wardrobes.

## Bedroom 4

6' 3" Max x 8' 3" Max ( 1.91m Max x 2.51m Max )  
Carpet, double glazed window to side aspect, and radiator.

## Bathroom

Bath with shower over, fully tiled, wc, hand wash basin, radiator, and double-glazed window to front aspect.

## Outside

Enclosed front garden, primarily laid to a lush lawn, complemented by a single garage and an adjacent driveway, To the rear, a secluded garden and a separate paved patio. Fully enclosed by a mix of sturdy brick walls and timber fencing.



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## **Horsbeck Way, Horsford Norwich**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Four Bedroom Detached House

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

guide price

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HEL103331 - 0004

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