

30 Horseshoe  
Road  
Hethersett  
Norwich



# 30 Horseshoe Road

## Guide Price £475,000

### The immaculate executive home...

Welcome to 30 Horseshoe Road, a beautifully appointed modern home situated in the delightful village of Hethersett. This exceptional four-bedroom, two-bathroom detached house, constructed in 2017, offers contemporary living in immaculate condition, making it the perfect property to simply unpack and enjoy.

Upon entering, you are greeted by a spacious entrance hall, with a coat cupboard, downstairs WC, and Hive heating controls. This leads to a triple-aspect living room that fills with natural light throughout the day. The heart of the home is undoubtedly the expansive kitchen-dining-family area, complete with a central island featuring a gas hob and a stylish extractor, alongside integrated appliances, including a microwave, oven, fridge/freezer, and dishwasher. This well-designed space opens into the garden from the dining area through elegant bifold doors, seamlessly blending indoor and outdoor living.

Upstairs, the master bedroom provides a peaceful retreat with a stunning en-suite shower room and built-in wardrobes. The additional three bedrooms are generously sized, two of which include built-in wardrobes, ensuring ample storage space for all family needs. A beautifully fitted family bathroom completes the upper floor, showcasing modern finishes and ample room.

Outside, the private garden is an outdoor haven, fully enclosed and predominantly lawned, with a patio area ideal for alfresco dining. The property also boasts off-road parking for three cars on two driveways, plus a garage, enhancing convenience for busy families.

Ideally located in Hethersett, you will enjoy the benefits of village life whilst being just a short distance from the vibrant city of Norwich. Excellent transport links and local amenities further complement this impressive residence, making it a wonderful choice for anyone looking to blend relaxation with accessibility. Don't miss out on this outstanding opportunity to own a contemporary home in a sought-after location.

### Agents notes...

A pre-recorded walkaround tour is available for this property

A service charge of £262 p/a applies, and covers maintenance of the communal areas

Local Authority  
South Norfolk

Council Tax Band E

EPC Rating B



Contact

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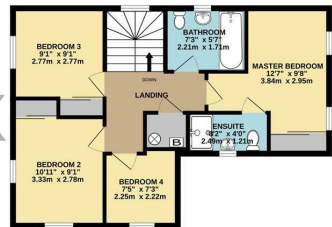
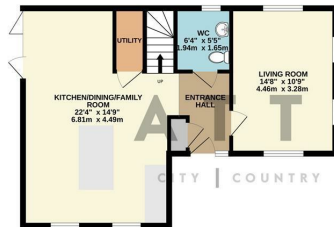
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GROUND FLOOR  
SEE FLOOR PLAN FOR DETAILS

FIRST FLOOR  
SEE FLOOR PLAN FOR DETAILS

SECOND FLOOR  
SEE FLOOR PLAN FOR DETAILS



TOTAL FLOOR AREA: 1348 sq ft (125.3 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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