

2a Oak Grove  
Horsford  
Norwich  
NR10 3DR



**ATTIK**  
CITY | COUNTRY | COAST

# 2a Oak Grove

## Guide Price £240,000

### A Delightful Modern Home in a Peaceful Setting...

Nestled in a quiet, private cul-de-sac comprising just 15 homes, 2A Oak Grove offers a rare opportunity to enjoy contemporary comfort in a tranquil village setting, all within easy reach of the vibrant city of Norwich and the unspoilt Norfolk coastline.

From the moment you arrive, you'll be greeted by ample off-road parking and a charming frontage, with views across to the village hall. A convenient side entrance leads to the front door, inviting you into an immaculately presented open-plan living and dining space. At the heart of the home is a stylish kitchen complete with an elegant island housing an induction hob, integrated oven, and modern appliances – all bathed in natural light from the rear garden.

The living space flows effortlessly, with room for a cosy L-shaped sofa and a feature wall perfect for entertaining or relaxing. French doors draw you out to the surprisingly generous rear garden – an unexpected bonus for a two-bedroom home – fully enclosed for privacy and ideal for pets, children, or green-fingered pursuits.

Downstairs also boasts a modern family bathroom with bath and shower, while upstairs you'll find two double bedrooms, including a spacious master suite with dual aspect views and a sleek ensuite shower room. The second bedroom enjoys a calming garden outlook – perfect for guests, children, or a home office.

Outside, mature trees and fencing create a secluded oasis. With rear access to the driveway and a handy side gate, the layout is both functional and inviting.

### The Surroundings:

Situated in the desirable village of Horsford, residents enjoy a true sense of community, local amenities, and access to countryside walks. The cathedral city of Norwich is just a short drive away, offering rich cultural heritage, independent shops, and excellent transport links. The North Norfolk coast – with its picturesque beaches and seaside towns – is within comfortable reach for weekend escapes or days out.

Whether you're a first-time buyer, looking to downsize, or seeking a savvy rental investment, 2A Oak Grove ticks all the boxes.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority  
Broadland

Council Tax Band B

EPC Rating C



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