



COAST & COUNTRY LIVING

Finer Details



4 Bedrooms

Master bedroom with ensuite

Two reception rooms

Office

Conservatory

Central village location

Utility room

Garden with Patio area and Raised Pond

3 Reception Rooms

This superb family home is situated in the popular village of Horsford, the owners have spent many happy years in this property and are now ready to pass it onto the next family to make some great memories.

Horsford is a thriving village 15 minutes from Norwich and 30 minutes from the North Norfolk Coast and has the benefit of being surrounded by woodland making it a great location to take advantage of the many woodland trails and bridal paths.

34 Thistledown Road is situated on a quiet road in the heart of the village, the neighbourhood has a lot to offer with many facilities including an excellent school, newsagents, supermarket and various eateries.

As I enter the property it immediately feels light and spacious, to the left is a good sized sitting room with carpeted floors and a large window to the front of the property allowing lots of natural light to flood into the room. This flows through to the dining room which has plenty of space for a large dining table perfect for family meals and social gathering, the added bonus is the beautiful conservatory that has been added on and is a fantastic place to sit and unwind.



At the end of the entrance hall is the kitchen with views over the garden and a central island with stools for casual dining, this really is the hub of the home and has all the fitted appliances you would expect, the adjoining utility room has space for a washer/dryer and for a fridge freezer. A door out that leads out into the garden and raised patio area with which to enjoy the views over the garden.

There is a well fitted WC with quality sanitaryware and tiled floor.

The owners have added an extra addition of a study which is situated just off the kitchen but would equally work as a playroom or hobbies room.





The upstairs is equally spacious with 4 double bedrooms, 3 of the rooms have views over the back garden with some of them having fitted cupboards. The family bathroom is a good size with white sanitary ware.

The master suite is large with a window to the front of the property and fitted wardrobes, there is a modern ensuite with shower.







The garden is south west facing and fully enclosed being low maintenance and family friendly this really is a great space to enjoy, there are numerous shrubs and trees planted around the boundary's, a real feature of this property is the beautiful raised pond which has been made child safe.

There is a raised patio to enjoy barbecues and outside dining. To the front of the property is parking for two cars and an area of grass with shrubbery.







GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.

