



## Flag Cutters Way, Horsford, NR10

Four Bedroom Executive Detached House



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abbotFox presents this stylish, David Wilson built, executive detached house. Completed in 2022, with a wide variety of upgrades, this stunning family home is offered to the market with no onward chain. Occupying a prime position on the sought-after Kingfisher Meadow development in Horsford, this home offers a light and stylish finish throughout.

The property itself sits on a private road, overlooking green space, and offers a generous driveway, leading to the detached double garage, complete with power and light. The spacious rear garden is fully enclosed, and mostly laid to lawn, ideal for those with children. Internally, the property offers an inviting entrance hall, cloakroom, lounge, playroom, dining room, upgraded kitchen diner family room and utility to the ground floor. The first floor comprises; four double bedrooms, with both the principal bedroom offering a dressing room and four piece en-suite bathroom, and second bedroom offering an en-suite shower room, and a family bathroom.

Horsford is a sought after village, set to the North of Norwich, with a wealth of local amenities, including doctors, schools, shops and takeaways, whilst affording easy access to Norwich City centre, the popular market town of Aylsham and the picturesque Norfolk coast.

### SITUATION

The popular village of Horsford is situated 7 miles north of the historic City of Norwich. Horsford offers a whole range of amenities including shops, restaurants, public houses, recreation ground, doctors and dental surgery and hairdressers. Regular bus services and convenient access to the Northern Distributor Road means travelling to the City Centre of Norwich and other areas in Norfolk is easy. Norwich International Airport is also just 6 minutes drive from Horsford. Schooling for young ages are available through the local Nursery, Pre-School and Primary School and the village is within the catchment area for Hellesdon High School.

### SERVICES

Mains water, mains drainage, mains gas, mains sewerage..

### LOCAL AUTHORITY

Broadland District Council

### COUNCIL TAX BAND

Tax Band E

### TENURE

Freehold

### KEY FEATURES

- Executive detached family home
- Four double bedrooms
- Two en-suites
- Four reception rooms
- Upgraded kitchen and utility
- Generous driveway and double garage
- Popular development
- Sought after village location
- Ideal family home
- Viewing advised







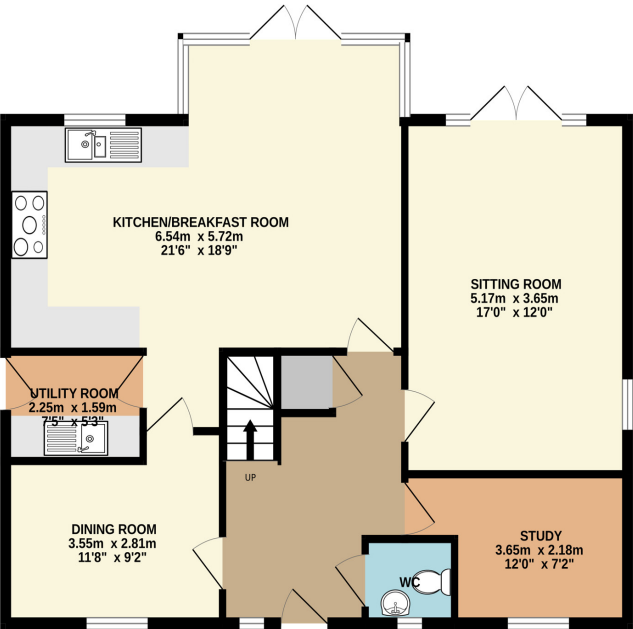




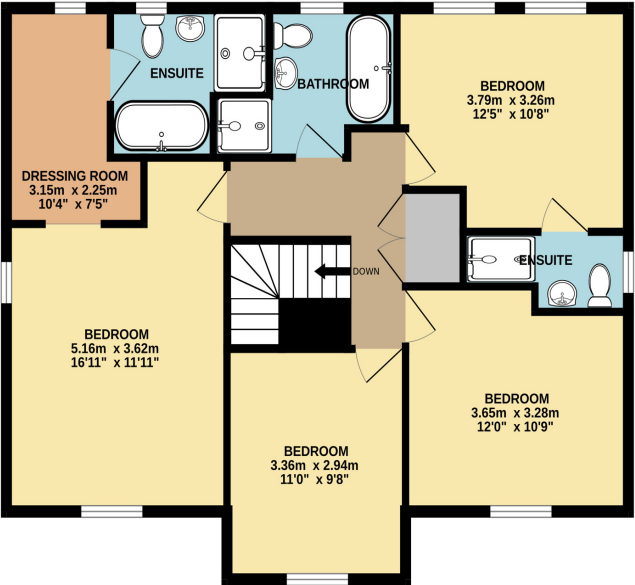
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GROUND FLOOR  
79.2 sq.m. (852 sq.ft.) approx.



1ST FLOOR  
77.1 sq.m. (830 sq.ft.) approx.



TOTAL FLOOR AREA : 156.3 sq.m. (1682 sq.ft.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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