

FREEHOLD



House - Semi-Detached

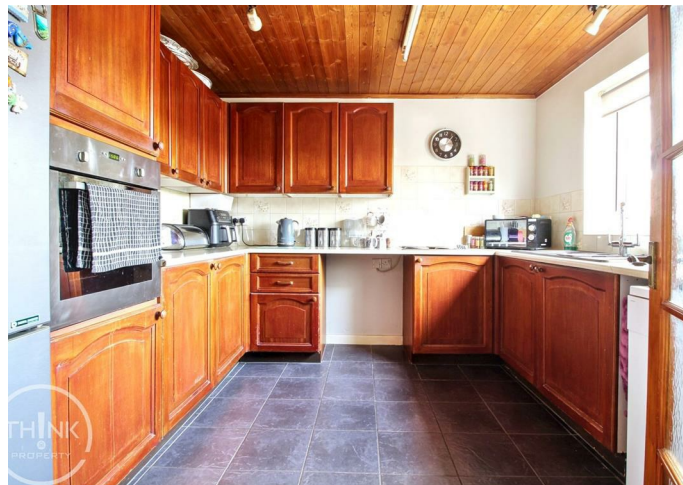
ANGELA ROAD, HORSFORD

Price Guide

£260,000

FEATURES

- GUIDE £260,000 - £270,000
- Semi detached house
- Driveway & garage
- Quiet location
- Three generous bedrooms
- Spacious accommodation throughout
- Enclosed rear garden
- No onward chain



3 Bedroom House - Semi-Detached located in Horsford

Nestled on the charming Angela Road in Horsford, this spacious three-bedroom semi-detached house offers a delightful blend of comfort and practicality. The property boasts a generous driveway with parking for multiple cars, along with a garage, ensuring ample space for your vehicles and storage needs.

Upon entering, you are welcomed by a hall entrance that leads into a bright and airy lounge/dining room, perfect for both relaxation and entertaining. The well-appointed kitchen provides a functional space for culinary pursuits, making it a joy to prepare meals for family and friends.

The three bedrooms are thoughtfully designed, offering comfortable living spaces for all family members or guests. The property also features a well-maintained bathroom, catering to your everyday needs.

One of the standout features of this home is the enclosed rear garden, providing a private outdoor sanctuary for gardening, play, or simply enjoying the fresh air. This space is ideal for those who appreciate outdoor living and wish to create their own personal retreat.

With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay. Whether you are a first-time buyer, a growing family, or looking to downsize, this semi-detached house on Angela Road is a wonderful choice that combines convenience and comfort in a desirable location.

Entrance Porch

Vinyl flooring, door to hallway, radiator.

Hallway

Fitted carpet, radiator, stairs to first floor, door to lounge, door to kitchen.

Kitchen

10'2" x 10'1"

Tiled flooring, range of fitted base and wall units with work surfaces over, integrated oven and hob, space for free standing fridge freezer, plumbing and space for washing machine, plumbing and space for dishwasher, wall mounted gas boiler.

Lounge/dining room

17'5" x 16'2"

Fitted carpet, double glazed window to rear, door to rear garden, under stairs storage cupboard, radiator x2.

Landing

Fitted carpet, doors to rooms.

Bedroom one

13'5" x 9'3"

Fitted carpet, radiator, double glazed window to front.





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Bedroom two

13'1" x 9'1"

Fitted carpet, radiator, double glazed window to rear.

Bedroom three

8'3" x 8'0"

Fitted carpet, radiator, double glazed window to rear.

Bathroom

Laminate wood flooring, pedestal wash basin, panelled bath, shower cubicle with mixer shower over, radiator, obscured double glazed window to front, tiled splash backs.

Outside

To the front of the property is a hard standing driveway for multiple vehicles leading to the garage.

To the rear of the property is an enclosed rear garden mainly laid to lawn with hard standing patio area, perfect for outside dining and entertaining. There is also gated access to the driveway and garage.



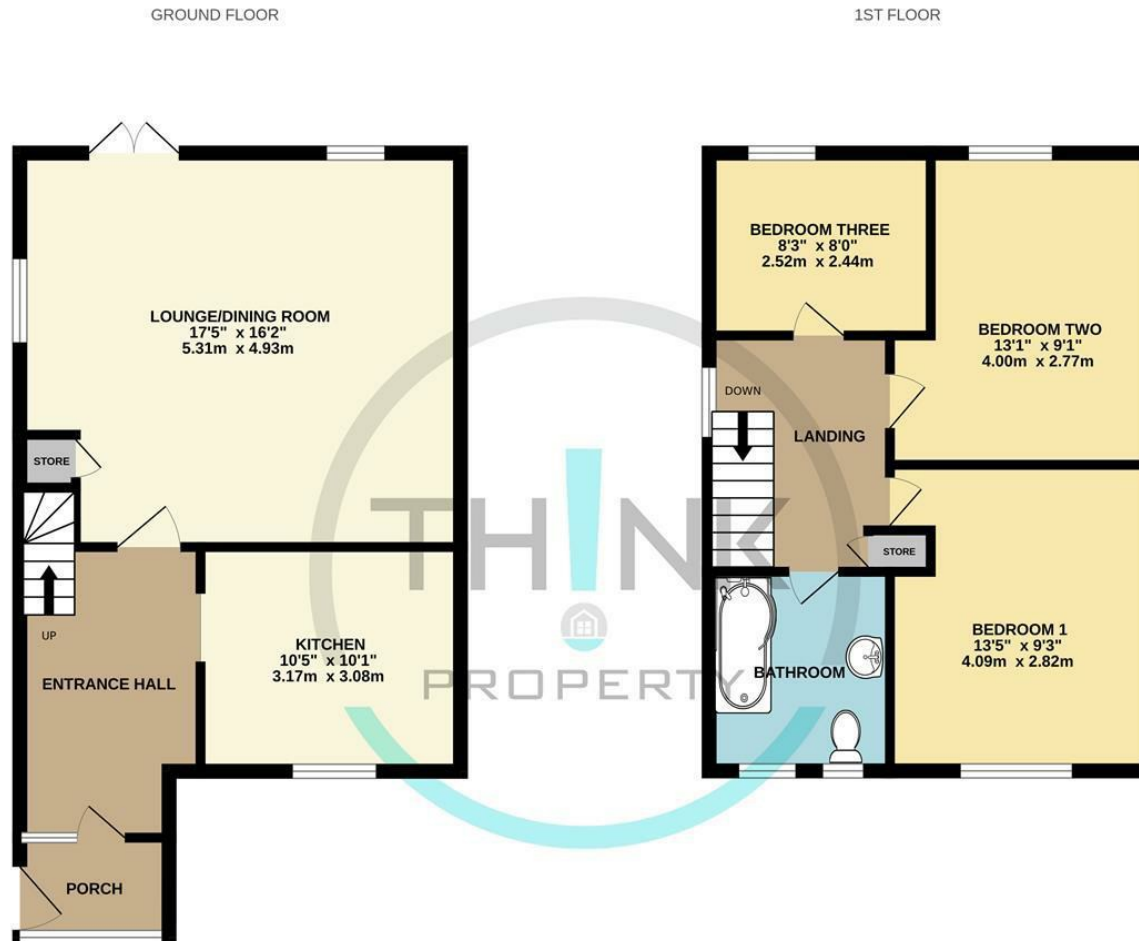
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Council Tax Band

C



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		
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

