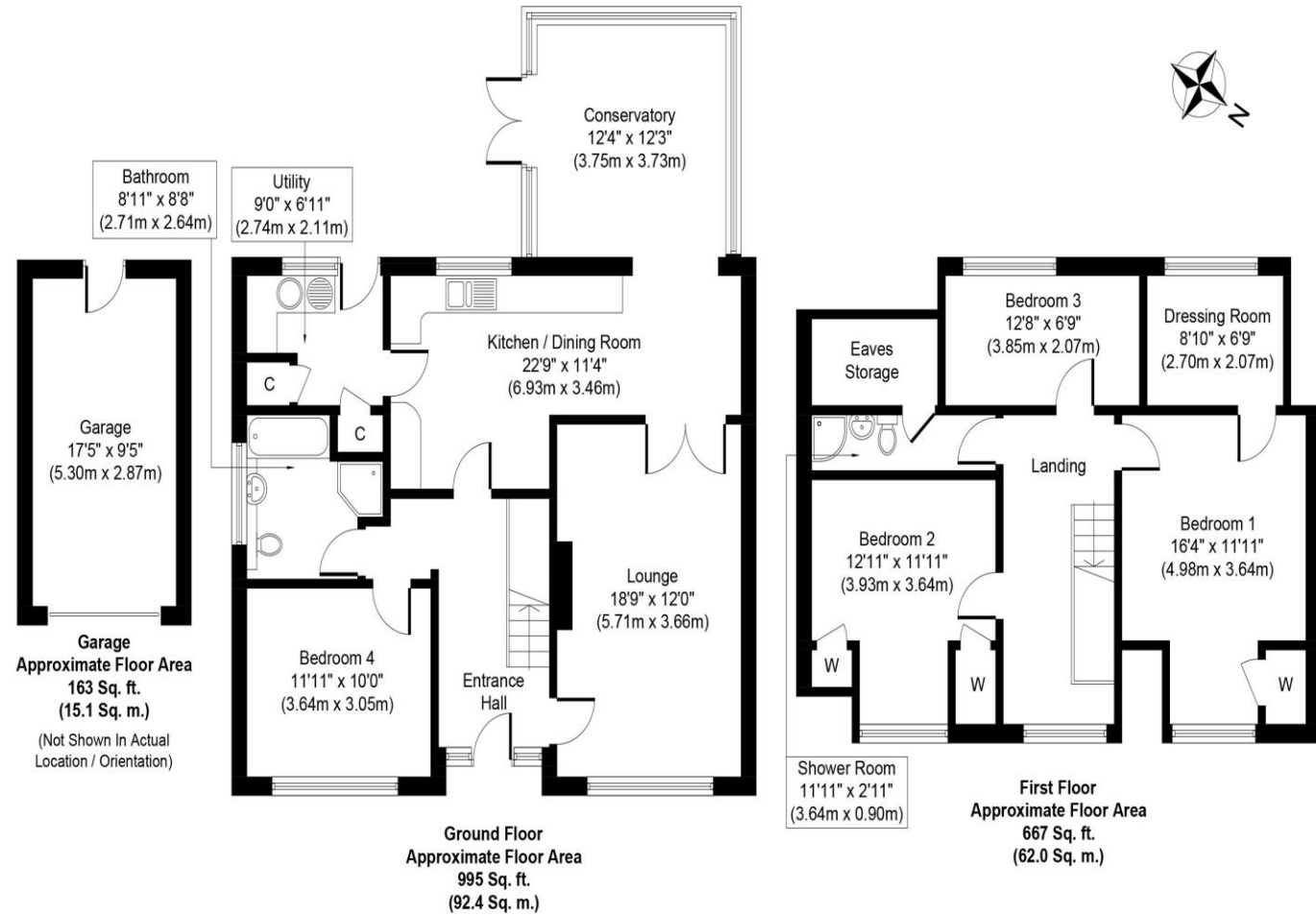


Holt Road, Horsford  
£375,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Beautiful Detached Home
- Three/Four Bedrooms
- Bathroom and Separate Shower Room
- Modern Kitchen Dining Room
- Generous Conservatory
- Enclosed Private Garden
- Master Bedroom with Dressing Room
- Ample Parking & Oversized Garage
- Popular Village Location
- EPC Band D / Council Tax Band D

### Description

Iconic are pleased to offer this attractive home situated in the popular village of Horsford. Occupying a generous private plot this great family home is offered in great condition throughout and viewing is advised. The accommodation comprises; a large entrance hallway with staircase rising to the first floor and doors which lead to the majority of the ground floor rooms. Firstly the sitting room is a good size and benefits from being well decorated throughout with French doors which lead to the kitchen dining room and a window to the front aspect.

The kitchen dining room has been completely modernised and has a range of fitted wall and base units with work tops above. There is also a range of integrated appliances with inset spotlights throughout and attractive ceramic tiled flooring. Furthermore, there is access to the utility room with a further range of fitted units, space for appliances and an inset stainless-steel sink and drainer. The dining area also opens into the adjoining conservatory which has wonderful views of the garden and French doors to the side aspect. Lastly there is also a family bathroom on the ground floor which comprises of a four-piece white suite and there is a reception room which is currently used as a second sitting room but could easily be converted into a further ground floor bedroom.

To the first floor there are three further well-proportioned bedrooms with the master bedroom benefitting from a dressing room and a hidden wardrobe! From the landing there is also a shower room with corner shower, low level WC and a hand wash basin.

### Outside

Outside the property shielded from the road and is approached via a shingled driveway which has ample parking for several cars and also gives access to the oversized garage. To the rear there is a mature garden which is well stocked with mature flower and shrub borders and trees. Mainly lawned the garden also has a small shingled area and patio area which provides seating.

### Location

Horsford is a village 6 miles North of Norwich and is situated directly from the newly built NDR. Horsford benefits from a good range of shops, public houses, post office and has a split site Primary School. Surrounded by woodland and countryside this popular village also has a doctor's surgery, veterinary practice and good bus services.

### Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

### Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

### Local Authority

Broadland District Council, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133 Council Tax D

### Tenure

Freehold

### Directions

As you enter Horsford from the A1270 (NDR) follow Holt Road along going past the Village Hall where the property can be found on the right-hand side.

