

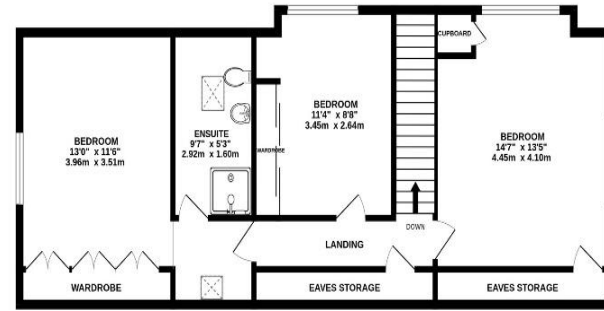
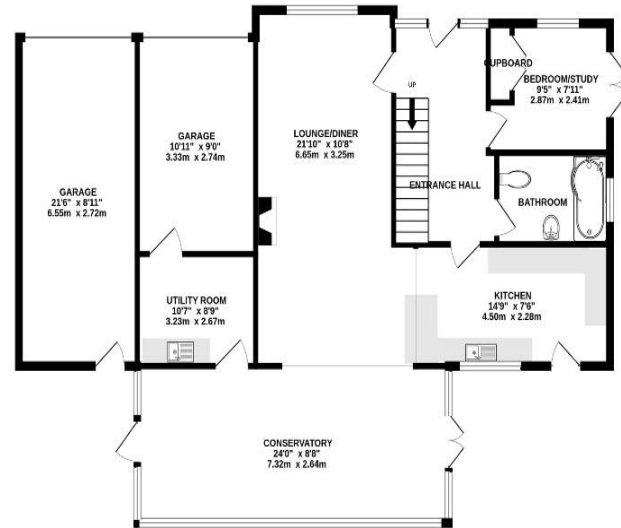


ICONIC
ESTATE AGENTS

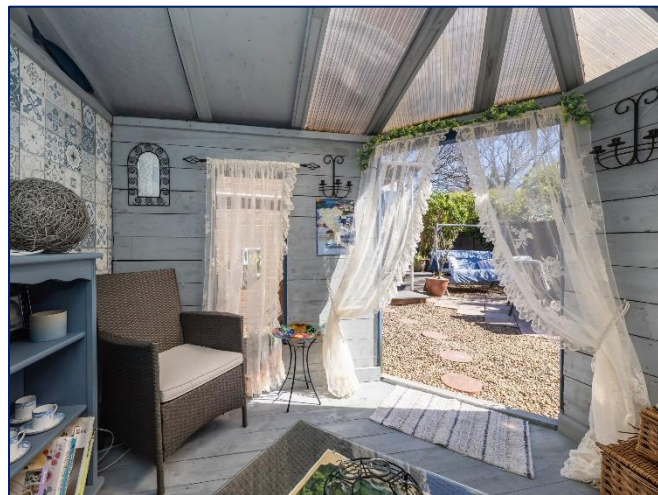
Oak Grove, Horsford
Guide Price £425,000 - £450,000 Freehold

GROUND FLOOR

1ST FLOOR



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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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.

- Spacious Detached Family Home
- Four Bedrooms With Master En-Suite
- Open Plan Accommodation
- Lounge With Multifuel Stove
- 24ft Conservatory
- Study/Bedroom Four
- Modern Bathroom
- Corner Plot Garden
- Far Reaching Field Views
- Garage & Ample Parking
- Requested Horsford Location
- EPC Rating D / Council Tax Band D

Description

Iconic estate agents are delighted to offer for sale this well presented detached family home, located in a desirable cul-de-sac in the requested village of Horsford. The property has been renovated by the current owners and offer a spacious open plan living area for all the family to enjoy.

The accommodation comprises; entrance hall with stairs rising to the first floor, three piece family bathroom suite, study/bedroom four with French doors leading out to a small decked area in the garden. The spacious lounge boasts a free standing multifuel stove and a wooden floor. The walls between the kitchen and conservatory have been removed to offer an open plan feel. The modern kitchen offers space for a range cooker and also boasts a breakfast bar for casual entertaining.

The 24ft conservatory is used as an additional dining and seating area and offers access to the utility room which has been converted from one of the garages.

Upstairs there are three generous double bedrooms off the landing with the master boasting both an en-suite shower room and fitted wardrobes.

Outside

Outside the property is located at the end of a cul-de-sac and offers ample parking to the front along with access to the 21ft garage and store, whilst to the rear, there is a mature enclosed corner plot which is mainly laid to lawn plus a shingled seating area from which to enjoy views over the farmland behind.

The property is located within easy access to the local schools, shops and all other amenities Horsford has to offer.

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

From the B1149 Holt Road, Horsford, turn right into Oak Grove where the property can be found directly ahead.

