

Kiln Road, Horsford  
Guide Price £300,000 - £325,000 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.

- Immaculate Detached Family Home
- Entrance Hallway With Cloakroom
- Three Good Size Bedrooms
- Modern Kitchen
- Bay Fronted Lounge

- Dining Room & Conservatory
- Converted Garage Into Bedroom With En-Suite
- Enclosed Rear Garden
- Popular Location
- EPC Rating E / Council Tax Band C

## Description

An immaculate three bedroom detached family home located in the popular village of Horsford.

Having undergone tasteful modernisation throughout by the current owner, this fantastic home also has a garage conversion offering a fourth bedroom with en-suite. The accommodation comprises; entrance hallway with door leading to the sitting room, a door to the downstairs cloakroom and stairs which rise to the first floor. The sitting room is a wonderful bright room which has been updated and decorated throughout with a bay window to the front aspect. This room opens into the delightful kitchen/dining area. Fitted with a range of modern wall and base units, the kitchen benefits from a built in electric oven with ceramic hob and extractor above and there is further space for all appliances. The dining area opens into the conservatory to the rear which also has further doors leading to the rear garden.

To the first floor there are three well proportioned bedrooms and a re-fitted three piece bathroom suite.

## Outside

Outside the property has a driveway to the front aspect providing ample off road parking. To the rear there is a tiered garden which is mainly laid to lawn with a separate paved area providing eating.

Additionally, the former single garage has been converted to a good size bedroom with en-suite shower room and French doors which lead into the rear garden.

## 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 C

## Tenure

Freehold

## Directions

From the B1149 Holt Road, follow the road taking your left hand turn on to Gordon Godfrey Way, then take the first right onto Kiln Road where the property can be found indicated by our For Sale Board.

