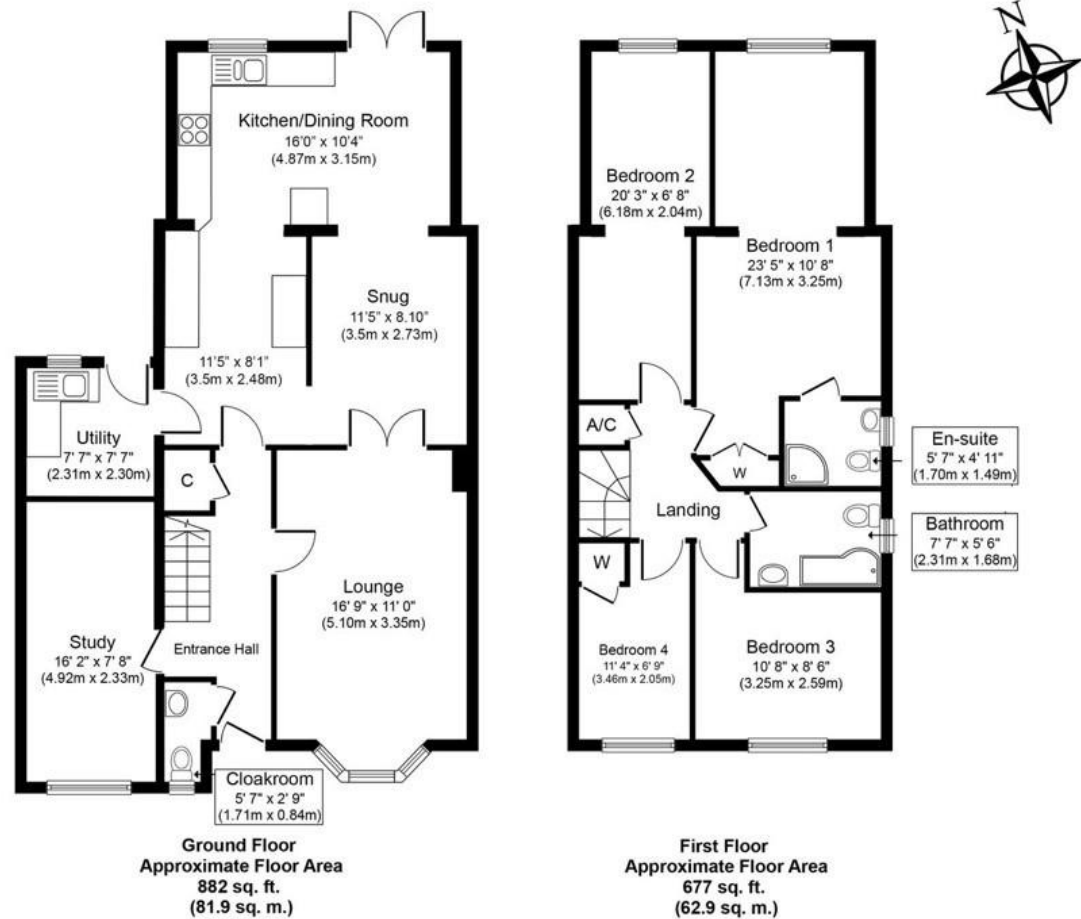




ICONIC
ESTATE AGENTS

Pimpernel Road, Horsford
OIEO £350,000 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.

- Well Presented Detached Family Home
- Hall Entrance With Cloakroom
- Four Bedrooms With Master En-Suite
- Spacious Bay Fronted Lounge
- Modern Kitchen/Breakfast Room
- Snug, Utility Room & Study
- Family Bathroom Suite
- Enclosed Rear Garden
- Driveway Offering Ample Parking
- EPC Rating C / Council Tax Band D

Description

We are pleased to offer this attractive four/five bedroom family home situated in the ever popular village of Horsford.

Extended and updated by the current owners, this fantastic property offers a wealth of space throughout and occupies an enviable position toward the end of a quiet road.

The accommodation comprises; generous entrance hallway with stairs rising to the first floor, a storage cupboard, downstairs cloakroom and doors which lead to all further rooms. The sitting room is a good size measuring in excess of 16' and has a bay window to the front aspect. This lovely room opens into the snug which has a variety of uses and opens into the kitchen dining room giving an open plan feel.

Located toward the rear of the property the stunning L-shaped kitchen/dining room is fitted with a range of wall and base units with ample space for appliances. Furthermore, there is a space for a dining table and this great entertaining space also has French doors which open into the rear garden. From the kitchen there is access to the utility room which again has space for appliances and a door leads to the rear garden.

The garage has been converted into a fantastic office space but could be utilised as a fifth ground floor bedroom.

To the first floor there are four bedrooms and a family bathroom all situated from the landing.

The principal bedroom now measures in excess of 23' and has an en-suite shower room and ample space for a dressing area. Bedroom two has also been extended and also measures in excess of 20'. The two further bedrooms are well proportioned and there is a family bathroom with three piece suite

Outside

Outside to the front aspect there is a substantial driveway which is brick weaved and offers ample parking. To the rear aspect there is an enclosed garden which is mainly laid to lawn and has a separate patio area.

Location

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

Tenure

Freehold

Directions

