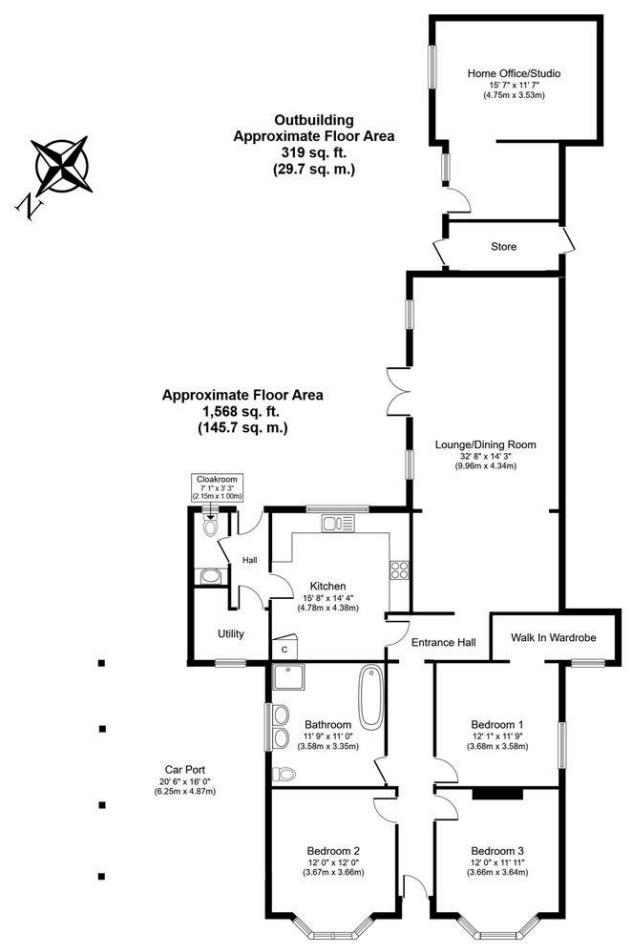


Church Street, Horsford
Guide £450,000 Freehold



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** **rightmove** **ZOOPLA** **nTheMarket.com** **THE GUILD PROPERTY PROFESSIONALS**
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.

- Unique Detached Bungalow
- Three Bedrooms
- Impressive Sitting/Dining Room
- Home Office/Studio Space
- Stunning Bathroom With Modern Fixtures
- Over 1800 Sq Ft Of Accommodation
- Carriage Driveway & Car Port
- Beautiful Position Opposite Fields
- Requested Village Location
- EPC Rating D / EPC Rating D

Description

We are delighted to market this three bedroom detached bungalow in the sought after village of Horsford just North of Norwich city centre.

Offered in immaculate condition throughout, this beautiful home also benefits from a private garden to the rear and has it's own studio/office space which is perfect for working from home. The accommodation comprises; spacious entrance hallway, which gives access to all principal ground floor rooms. Located to the rear of the property is an attractive split level sitting/dining room, with French doors which lead to the rear garden, this versatile space is perfect for entertaining or relaxing in the evening. The property boasts a stunning modern kitchen/breakfast room which offers both style and functionality with a range of fitted wall and base units with roll top work surfaces over. There is also an integral ceramic sink with drainer, inset hob with extractor above, separate integral electric oven and a central island providing dining space.

From the kitchen there is a lobby which accesses the utility space, has a downstairs cloakroom and has a door which leads to the rear garden. To the front aspect the second and third bedrooms are both well proportioned double rooms and offer bay windows allowing views of the fields opposite. The principal bedroom is also a generous size and benefits from a private dressing room.

Located at the heart of the home is a luxurious family bathroom which offers a four piece white suite comprising a raised roll top bathtub, double shower cubicle with waterfall shower, his and hers hand wash basins and a low level WC. Additionally, the room benefits from fully tiled ceramic tiled flooring, part tiled walls and a designer towel radiator.

Outside

Outside to the front aspect there is a generous carriage driveway which is shingled for convenience and gives access to the car port which provides additional covered parking. Also enclosed by brick walling and mature trees for privacy the property fronts onto fields providing beautiful views.

Outside to the rear aspect there is a private enclosed garden which again offers mature flower and shrub borders, with raised decking providing seating and is all enclosed by timber fencing. Also nestled within the garden is a studio/home office, featuring it's own private entrance this great space has been finished to a high standard throughout and has a range of fitted units, inset spotlights and high quality flooring.

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, Oil Central Heating, Electricity and Broadband are all connected.

Local Authority

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

