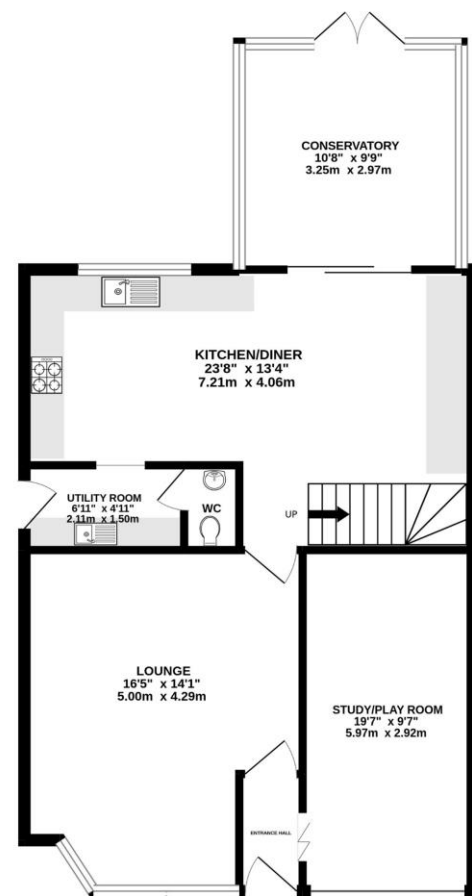




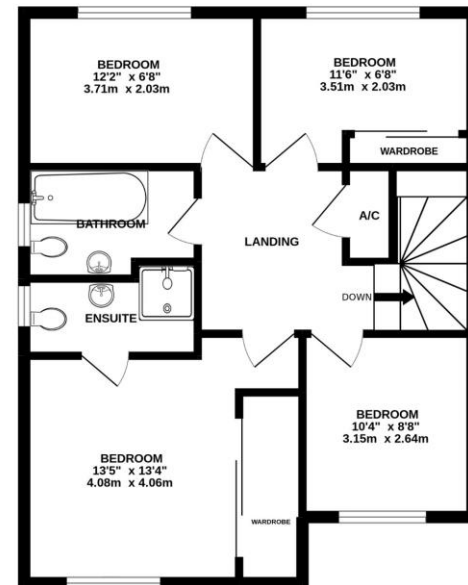
**ICONIC**  
ESTATE AGENTS

Meadowsweet, Horsford  
£375,000 Freehold

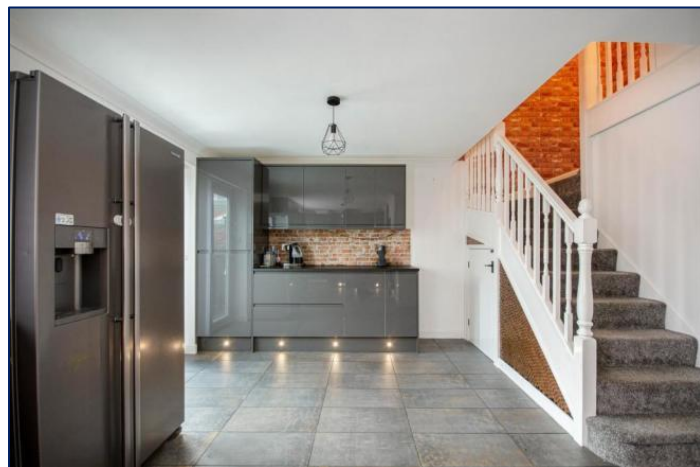
GROUND FLOOR



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
- Four Bedrooms With Master En-Suite
- Re-Fitted Kitchen/Diner With Integrated Appliances
- Spacious Lounge & Conservatory
- Study/Play Room
- Sunny Enclosed Rear Garden
- Driveway Offering Off Road Parking
- Easy Access To Local Amenities
- Ready To Rent From July 2022
- EPC Rating D / Council Tax Band D



## Description

Iconic estate agents are delighted to bring to the market this immaculately presented detached family home, in this desirable Horsford location.

The property has been updated throughout and boasts accommodation which comprises; a spacious lounge, study/play room (was previously an integral garage), 23ft open plan recently installed high gloss kitchen, with some integrated appliances along with a separate utility room, cloakroom and conservatory.

Upstairs offers four bedrooms off the landing with the master boasting fitted wardrobes and an updated en-suite and there is also a re-fitted family bathroom which completes the accommodation

## Outside

Outside to the front there is a driveway which offers off road parking and the rear there is a sunny enclosed garden, with an artificial lawn, patio and shed.

## Location

The property is located within easy access to all of the local shops, schools and amenities and the Northern Distributor Road.

## 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, turn left onto Horsbeck way, follow the road and take the right hand turn onto Meadowsweet, then the first left where the property can be found on the right hand side.

