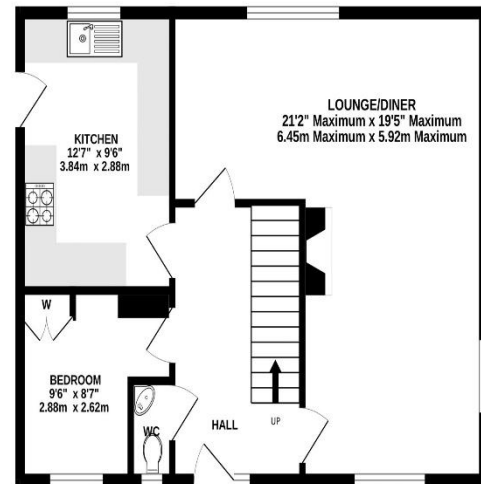


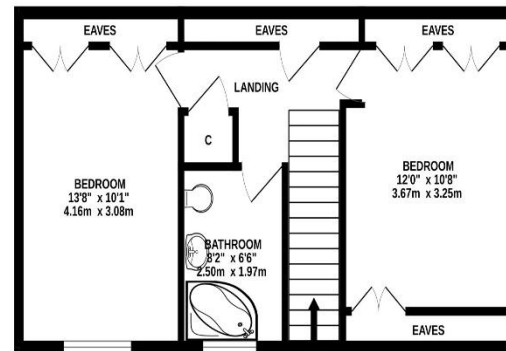
Angela Crescent, Horsford  
OIEO £300,000 - Freehold



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**

**rightmove**

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**THE GUILD**  
PROPERTY  
PROFESSIONALS

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.

- Attractive Chalet Bungalow
- Three Well Proportioned Bedrooms
- Situated In a Quiet Cul De Sac
- Generous L shaped Sitting/Dining Room
- Private Enclosed Rear Garden
- Offered With No Onward Chain
- Modern Fitted Kitchen
- Garage with Substantial Driveway
- EPC Rating D
- Council Tax Band C



## Description

An attractive three-bedroom detached chalet home located in a quiet cul-de-sac in the popular village of Horsford. Occupying a generous plot this lovely home is offered with no onward chain and early viewing is advised.

The accommodation comprises; entrance hallway, with downstairs cloakroom, stairs rising to the first floor and doors which lead to all principal rooms. There is a generous sitting/dining room with feature fireplace and feature windows to the front, side and rear aspect. The kitchen is fitted with a range of wall and base units with roll top work surfaces above and ample space for appliances. Furthermore, there is a ground floor bedroom which is currently used as a study.

To the first floor there is a good-sized landing with access to both well-proportioned double bedrooms with eaves storage and a family bathroom with three-piece white suite.

## Outside

Outside to the rear aspect there is a mature garden which is mainly laid to lawn with flower and shrub borders and enclosed by timber fencing. The garden opens to the side and has access to the shingle driveway which has ample off road parking and gives access to the garage.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Gas 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 C

## Tenure

Freehold

## Directions

As you enter the village of Horsford follow the Holt road along until you reach Mill Lane on the right. Take the right-hand turning into Mill Lane and then the next turning on the right into Angela Road. Follow Angela Road until you turn left into Angela Crescent where the property can be found at the bottom of the cul-de-sac.

