



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.



ICONIC
ESTATE AGENTS

Broom Close, Horsford
OIEO £450,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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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 Modern Detached Family Home
- Four Generous Bedrooms
- 20ft Open Plan Kitchen/Diner Plus Utility
- Bay Fronted Lounge
- Study/Play Room
- Cloakroom & Master En-Suite
- Four Piece Family Bathroom Suite
- Sunny Enclosed Rear Garden
- Easy Access To Schools & Local Amenities
- EPC Rating B / Council Tax Band E

Description

Immaculately presented detached four-bedroom family home located in a requested position in Horsford.

The deceptively spacious property boasts accommodation which comprises; entrance hall with stairs rising to the first floor a two-piece cloak room and doors to the lounge, study and kitchen/diner. The separate 17ft lounge offers a bay window to the front aspect, the 9ft study offers the potential to work from home or could be an additional bedroom/play room if required. The downstairs accommodation is completed by the 20ft open plan kitchen/diner that further benefits from both integrated appliances as well as a rear facing bay and a separate utility room.

Upstairs off the landing there are four generous sized bedrooms and a four piece family bathroom suite with the master boasting both fitted wardrobes and an en-suite shower room.

Outside

Outside to the front there is a small lawned garden and driveway that gives ample parking and access to the single garage.

To the rear there is a composite fence panel enclosed garden that is mostly laid to lawn with some plant and shrub borders and a paved patio area for entertaining.

The property is located on a modern development in Horsford and is both within easy access to the local schools, shops and amenities that the village has to offer along with being only six miles from Norwich city centre.

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, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax E

Tenure

Freehold

Directions

From the B1149 Holt Road turn right into Mill Lane. Turn left into Memorial Road and follow the road along. Turn left into Broom Close where the property can be found indicated by our For Sale Board.

Agents Notes:

There is annual service charge of £246.43 for ground maintenance.

