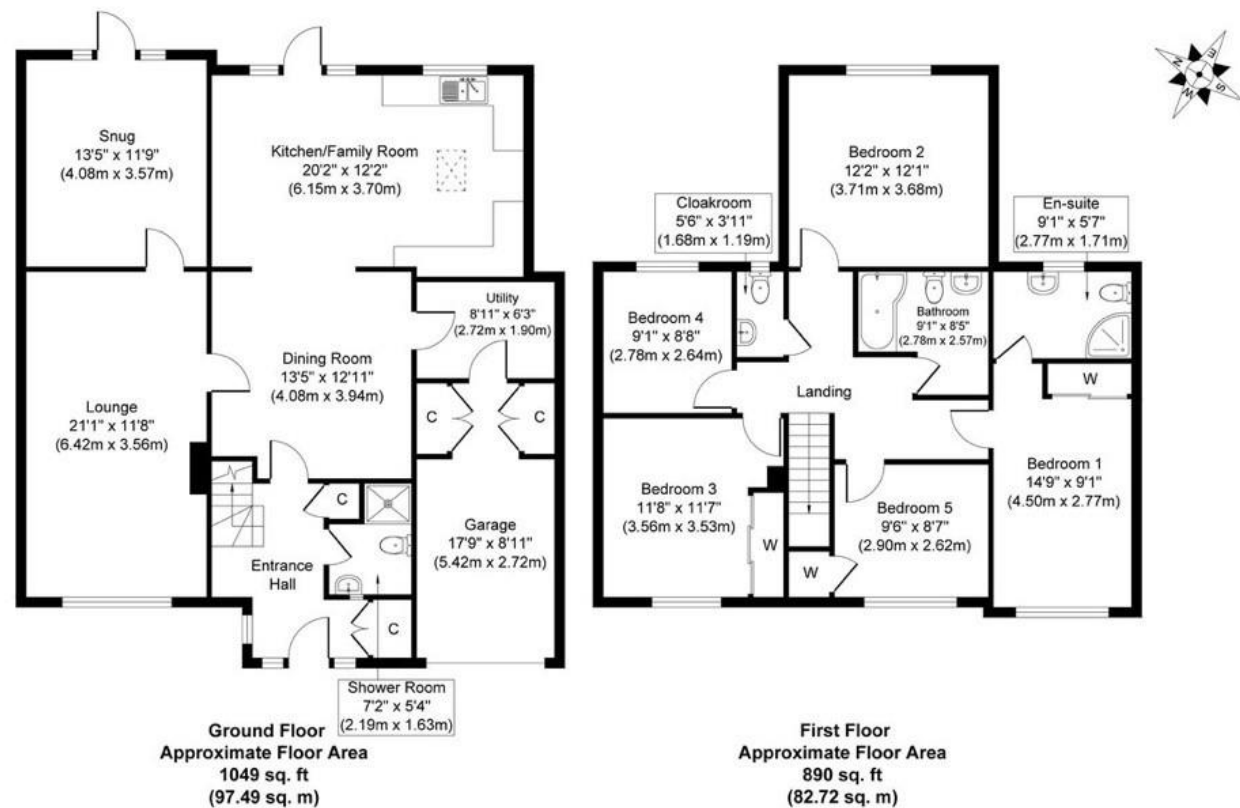


Holt Road, Horsford
£550,000 Freehold



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**

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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.

- Executive Detached Family Home
- Entrance Hallway
- Five Bedrooms With Master En-Suite
- 20ft Kitchen/Family Bathroom
- Modern Bathroom Suites Throughout
- Utility Room & Snug Room
- Substantial Rear Garden
- Garage & Generous Driveway
- Popular Location Close To Woodland Walks
- EPC Rating C / Council Tax Band D

Description

Delightful detached family home situated on a substantial plot.

Located in the popular village of Horsford, this versatile home is modern throughout and early viewing is essential.

The accommodation comprises; generous entrance hallway with doors leading to the dining room, two storage cupboards and a staircase which rises to the first floor. From the hallway there is a downstairs shower room which is fully tiled and comprises a shower cubicle, low level W/C and a hand wash basin with vanity unit beneath. The dining room is a well-proportioned room and benefits from a door leading to the sitting room and opens into the kitchen/family room. From the dining room there is a door to the utility room which also gives access to the single garage. The sitting room is located to the front aspect of the home and measures over 21' in length with a feature fireplace and further door which gives access to the snug. The snug is a versatile room and could easily be used as a home office or further bedroom and has a door leading to the rear garden. The kitchen/family room is wonderful entertainment space measuring over 20' in length and looking out onto the garden. Featuring a Velux window and inset spots, the kitchen also has Amtico tiled flooring and a range of fitted wall and base units with work tops above. The kitchen also benefits from integral appliances and has space for a range cooker with fitted extractor hood above.

To the first floor there is a good size landing with access to a separate cloakroom and doors which lead to all bedrooms and the family bathroom. The principal bedroom has a fitted wardrobe providing ample storage and gives access to the en-suite. The en-suite shower room has a modern three piece suite with shower cubicle, low level WC and a hand wash basin. The further four bedrooms are all well-proportioned with two featuring a built in wardrobes or storage space. There is also a three piece family bathroom with low level WC, panel bath and a hand wash basin.

The property further benefits from 10 pv solar panels.

Outside

Outside to the front aspect there is a substantial driveway which offers ample off road parking and gives access to the single garage with electric roller door.

To the rear there is a stunning mature garden which simply has to be seen. With additional land purchased by the current owner, this great family space is all enclosed by timber fencing throughout. The large patio area provides ample seating and entertaining space with a pergola offering space for a hot tub! There is also a garden shed and summerhouse. The garden itself is mainly laid to lawn and has a mixture of mature flower and shrub borders. The additional land is mainly used as a natural garden with a range of vegetable plots and a greenhouse.

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 D

Directions

The property can be indicated by our For Sale Board on the B1149 Holt Road.

