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Bulrush Close, Horsford
 OIEO £225,000 Freehold



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.

- Stunning Two Bedroom Home
- Modern Kitchen with Appliances
- Great Decorative Order Throughout
- Single Garage with Driveway
- Situated On A Popular Development

- Great First Time Buyer Home
- Re-Fitted Bathroom Suite
- Call Now To View
- Council Tax Band B
- EPC Rating D

Description

We are delighted to market this two bedroom semi-detached home located in the popular village of Horsford. Completely modernised throughout by the current owner this perfect first-time buyer home is situated in a quiet position and early viewings are advised.

The accommodation comprises; a generous sitting room with window to the front aspect, door to the Kitchen and stairs which rise to the first floor. Having been recently replaced the stunning kitchen is fitted with a modern range of wall and base units with roll top work surfaces above. Offering an abundance of storage there is also a range of integral appliances including a fridge/freezer, electric oven with hob above and a washing machine.

To the first floor there are two well-proportioned bedrooms to the front and rear aspect. There is also a modern bathroom suite which comprises a panel bath with shower over, low level WC and a hand wash basin.

Outside

To the outside there is a private rear garden which is mainly lawned with a patio area and a mixture of mature flower and shrub borders. Additionally, there is a single garage with driveway to the rear aspect.

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.
01603 431133
Council Tax D

Tenure

Freehold

Directions

As you enter Horsford continue along Holt Road and take the second left-hand turn onto Gordon Godfrey Way. Follow the road until you take a right onto Kiln Road and then a further left hand turn onto Bulrush Close. As you come into Bulrush Close follow the road until you reach the property on the right.

