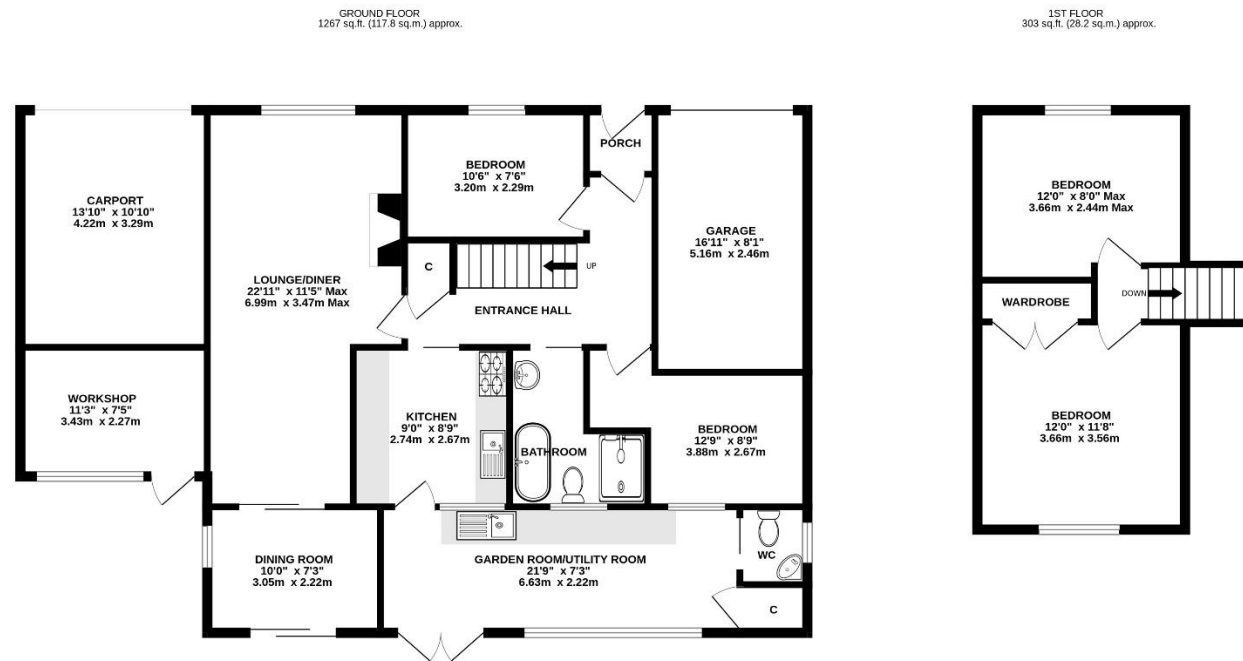


Lawn Close, Horsford  
OIEO £300,000 Freehold



TOTAL FLOOR AREA: 1570 sq.ft. (145.9 sq.m.) approx.

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**

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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.

- Deceptively Spacious Detached Home
- Four Bedrooms
- 22ft Lounge/Diner
- 21ft Garden Room/Utility Room
- Recently Re-Fitted Family Bathroom
- Sunny Enclosed Rear Garden
- Garage, Car Port & Ample Parking
- Versatile Accommodation
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band C



## Description

Situated in a rarely available cul-de-sac position in Horsford, Iconic Estate Agents are delighted to bring to the market this four bedroom detached family home offered with NO ONWARD CHAIN.

Offering generous accommodation throughout, this extended detached chalet boasts an entrance hall giving access to the internal rooms and has stairs that rise to the first floor. There is a 22ft lounge/diner with feature fireplace and an archway through to the separate dining room/study.

There are two bedrooms downstairs, a recently re-fitted family bathroom suite with separate shower cubicle, kitchen, 21ft garden/utility room with a separate cloak room and cupboard and patio doors which open out onto the sunny garden.

Upstairs there are two bedrooms off the landing.

## Outside

Outside there is ample parking to the front via a brick weave driveway along with an integral single garage and a separate car port furthermore there is a lawned side garden which could be used as additional parking.

To the rear there is a sunny enclosed garden with workshop, shed and a patio with a sunken lawn area.

The property is in need of some updating throughout but is located within easy access of the local shops, schools and amenities that Horsford has to offer.

## 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 are all connected.

## Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF  
Council Tax C

## Tenure

Freehold

## Directions

From the B1149 Holt Road, turn left into Corner Lane and take the first turning left onto Lawn Close where the property can be found indicated by our For Sale Board.

