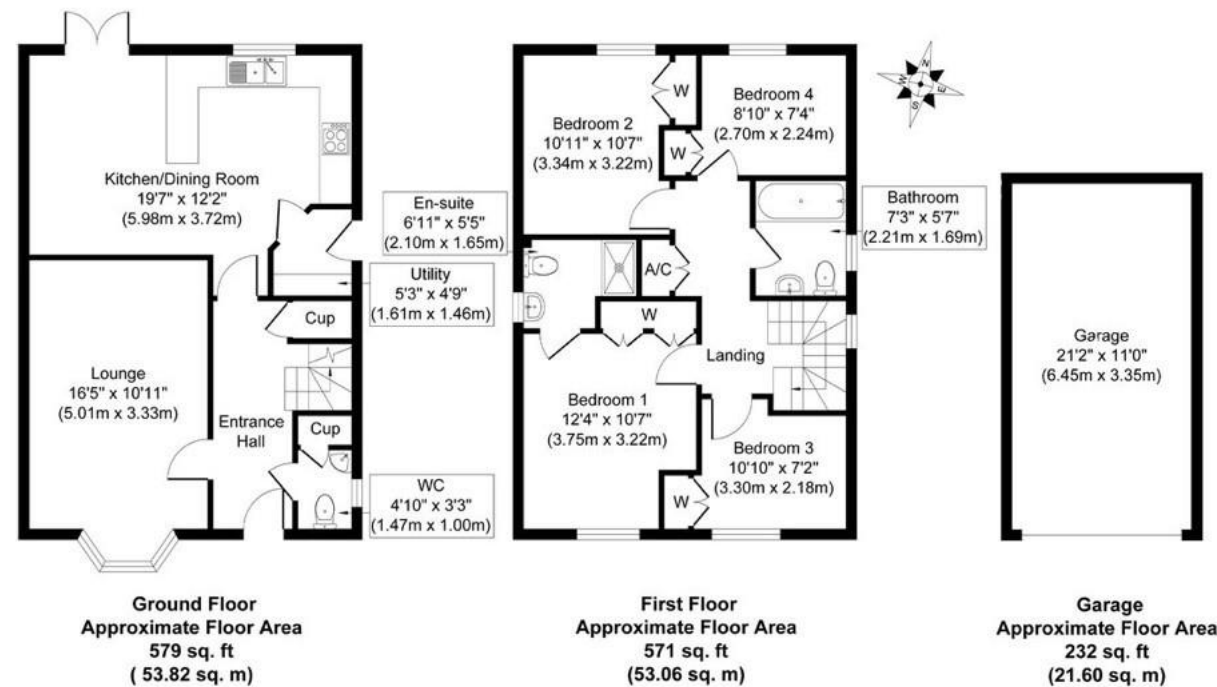


Larwood Way, Horsford
£390,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, cupboards and any other contents 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.

- Immaculate Detached Family Home
- Four Bedrooms With Master En-Suite
- Newley Fitted Kitchen Plus Utility Room
- Bay Fronted Sitting Room
- Family Bathroom & Downstairs Cloakroom
- Generous Mature Rear Garden
- Single Garage & Brick Weave Driveway
- Built By David Wilson Homes
- Popular Location / Early Viewing Recommended
- EPC Rating B / Council Tax Band D

Description

An immaculately presented four bedroom detached family home in a sought-after location.

Iconic are proud to present this beautifully maintained four-bedroom detached home, built by the highly regarded David Wilson Homes, and ideally located in a desirable residential area.

This exceptional family property offers generous living space, high-quality finishes, and a stunning landscaped rear garden, perfect for those seeking a stylish yet practical home.

Upon entering the property, you're welcomed by a spacious entrance hallway featuring a useful storage cupboard and stairs rising to the first floor. A modern downstairs cloakroom with a low-level WC and wash basin is conveniently located off the hall. The front-aspect sitting room is light-filled and well-proportioned, showcasing a charming bay window and a feature fireplace that adds warmth and character to the space. To the rear, the open-plan kitchen/breakfast room is a true highlight, fitted with a sleek range of contemporary wall and base units, integrated appliances, a breakfast bar, and high-gloss tiled flooring. French doors open directly onto the rear garden, creating an ideal setting for indoor-outdoor living and entertaining. Adjoining the kitchen is a separate utility room, providing additional storage, housing the boiler, and offering external side access.

Upstairs, the first-floor landing provides access to four well-sized bedrooms, a family bathroom, and an airing cupboard. The principal bedroom is a generous double and benefits from a stylish en-suite shower room and built-in wardrobes. Three further bedrooms are served by a modern family bathroom with a white three-piece suite.

Outside

Externally, the property continues to impress. The front garden is attractively landscaped with low-maintenance slate chippings, while a brick-weaved driveway to the side provides ample off-road parking and leads to a single garage. The rear garden has been lovingly designed by the current owners to offer a peaceful, mature setting with well-stocked borders, a manicured lawn, a patio seating area, and a selection of useful outbuildings. Fully enclosed with timber fencing, the garden provides a safe and private space for both families and keen gardeners alike.

This home combines thoughtful design with a prime location, ideal for growing families looking for space, comfort, and style.

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

From the B1149 Holt Road turn right into Mill Lane. Turn left into Memorial Road and take the second left into Larwood Way where the property can be found on the right hand side.

