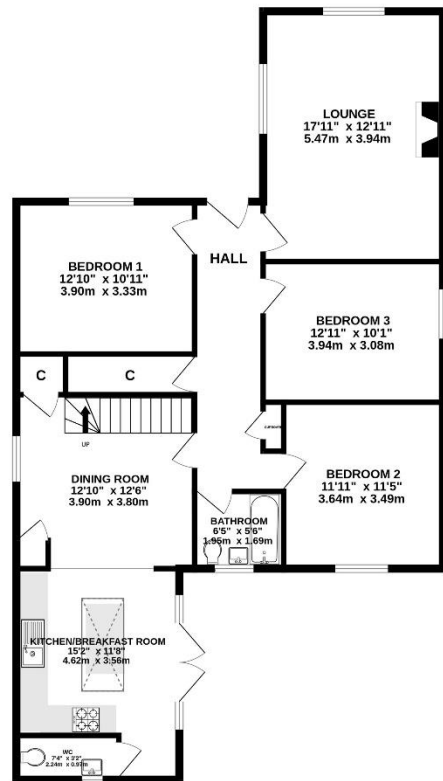


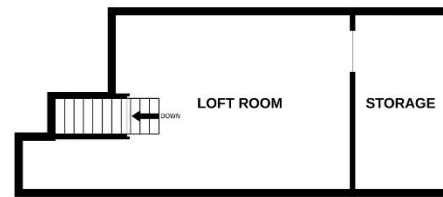
Mill Lane, Horsford
OIEO £450,000 Freehold



GROUND FLOOR
1153 sq.ft. (107.2 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 1509 sq.ft. (140.2 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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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.

- Extended & Modernised Detached Home
- Three Generous Double Bedrooms
- High Specification Kitchen
- Open Plan Dining Area
- Spacious Dual Aspect Sitting Room
- Contemporary Bathroom Plus Cloakroom
- Fixed Staircase To Versatile Loft Room
- Driveway Offering Ample Parking
- South Facing Garden With BBQ Area
- EPC Rating D / Council Tax Band C

Description

Offered in excellent condition throughout, this spacious home occupies a generous plot and has been thoughtfully updated by the current owner.

Boasting versatile accommodation and a stylish finish, early viewing is highly recommended to fully appreciate all this property has to offer.

The accommodation comprises a welcoming entrance hallway with storage cupboard and doors leading to the principal ground floor rooms. To the front, the well-proportioned sitting room features dual aspect double-glazed windows and a characterful feature fireplace. There are three generous double bedrooms, each finished with attractive wood-style flooring. The contemporary family bathroom has been re-fitted to include a panelled bath with shower over, low-level WC, hand wash basin with vanity storage, and fully tiled walls and flooring.

A particular highlight of the home is the open-plan dining room and kitchen area, which offers a fantastic social space with access to the rear garden. The kitchen is finished to a high standard, complete with a range of integrated appliances including a dishwasher, washing machine, tumble dryer, eye-level electric oven, and separate hob. A central island, wine cooler, and central roof light add to the appeal, while French doors lead directly to the garden. A cloakroom with two-piece suite is also located to the rear of the kitchen.

A fixed staircase leads to a useful loft room, ideal as a hobby space or for additional storage.

Outside

Outside, the property offers ample off-road parking to the front via a large shingled driveway. The rear garden is a true feature of the home, mainly laid to lawn and complemented by a ceramic tiled patio, perfect for outdoor dining. There is also a dedicated entertainment area with built-in BBQ – ideal for hosting during the warmer months. The garden enjoys a sunny, southerly 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
Council Tax C

Tenure

Freehold

Directions

From the B1149 Holt Road, turn right into Mill Lane where the property can be found indicated by our For Sale Board.

