



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.



ICONIC
ESTATE AGENTS

Chestnut Drive, Horsford
Guide Price £240,000 - £250,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

rightmove

zoopla

onTheMarket.com



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 Family Home
- Two Generous Double Bedrooms
- Stylish Kitchen With Integrated Appliances
- Spacious Sitting Room
- Contemporary Bathroom
- Downstairs Cloakroom
- Sunny South Facing Rear Garden
- Block Paved Driveway Providing Off Road Parking
- Perfect For First Time Buyers
- EPC Rating B / Council Tax Band B

Description

Situated on the edge of the sought-after David Wilson Homes development in Horsford, this immaculate modern property offers stylish and well-presented accommodation, ideal for first-time buyers.

Benefitting from a lovely south-facing garden to the rear and off-road parking to the front, the home combines contemporary comfort in a popular village setting, making early viewing essential.

The property opens into a welcoming entrance hallway with stairs leading to the first floor and doors to all rooms. The downstairs cloakroom is fitted with a modern two-piece suite comprising a low-level WC and hand wash basin. The kitchen features a contemporary range of wall and base units with roll-top work surfaces and a stainless-steel sink and drainer. Integrated appliances include a fridge/freezer, dishwasher, and washing machine, as well as an electric oven with hob and stainless-steel extractor hood above. The sitting room is a well-proportioned living space with an under-stairs storage cupboard and French doors opening directly onto the rear garden, allowing natural light to fill the room.

On the first floor, there are two good-sized double bedrooms, with the principal bedroom benefitting from a built-in storage cupboard. The family bathroom is fitted with a modern three-piece white suite.

This superb home perfectly blends modern design with a desirable location, providing an excellent opportunity for those looking to take their first step onto the property ladder.

Outside

Outside, the front of the property features a landscaped garden and a block-paved driveway providing ample off-road parking. To the rear, a private south-facing garden offers an ideal space for relaxation or entertaining, being mainly laid to lawn and enclosed by timber fencing. A paved patio provides a perfect seating area, and a timber gate offers convenient side access.

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

Directions

From the B1149 Holt Road, at the roundabout, take the second exit and turn into Flag Cutters Way and follow the road all the way around. Turn right into Chestnut Drive and left at the junction where the property can be found indicated by our For Sale Board.

