

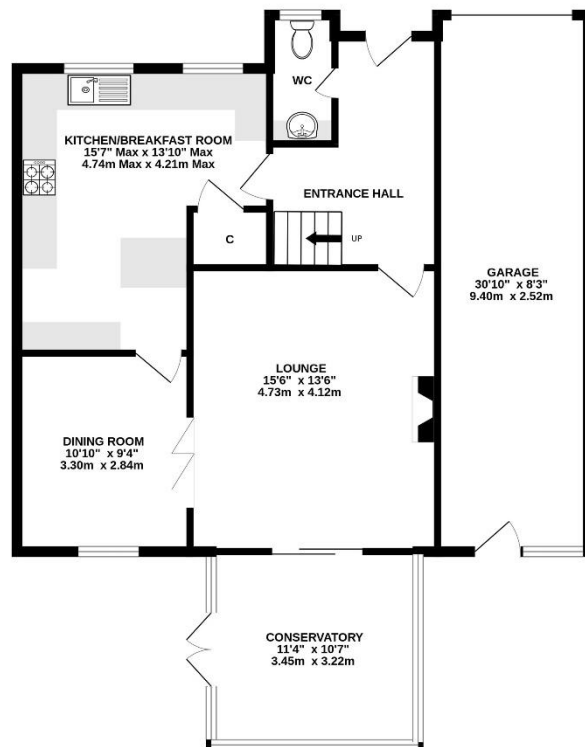


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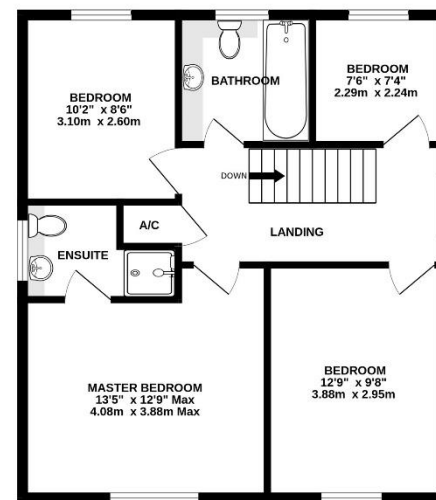
Meadowsweet, Horsford £375,000 Freehold



GROUND FLOOR



1ST FLOOR



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.

- Well Presented Detached Family Home
- Four Bedrooms
- Re-Fitted Kitchen/Breakfast Room
- Spacious Lounge & Separate Dining Room
- Conservatory With Cosy Roof
- Re-Fitted Family Bathroom & En-Suite
- South Facing Rear Garden
- Tandem Garage & Off-Road Parking
- Sought After Cul-de-Sac Location
- EPC Rating Tbc / Council Tax Band D

Description

Set within a quiet cul-de-sac in the popular village of Horsford, this well-presented four-bedroom detached family home offers spacious, modern accommodation throughout and is ideal for growing families.

The property welcomes you with an entrance hall featuring a re-fitted cloakroom and stairs rising to the first floor. The heart of the home is the stylish re-fitted kitchen/breakfast room, complemented by a separate dining room perfect for family meals or entertaining. A spacious lounge provides a comfortable living area and leads through to the conservatory, complete with a cosy roof, creating an inviting space to enjoy year-round.

Upstairs, the property offers four well-proportioned bedrooms off the landing. The master bedroom benefits from both fitted wardrobes and a re-fitted en-suite shower room, while the remaining bedrooms are served by a modern re-fitted family bathroom off the landing.

Outside

Outside, the home boasts ample off-road parking via a brick-weave driveway leading to an attached double tandem garage.

The south-facing rear garden is enclosed by panel fencing and designed for low maintenance, providing a private and sunny outdoor space. There is also rear access to the garage and side access to the front.

Situated in a desirable cul-de-sac location, this superb family home offers comfortable, updated living just a short distance from local amenities, schools, and transport links.

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

Tenure

Freehold

Directions

From the B1149 Holt Road, turn left into Horsebeck Way and right into Meadowsweet, turn left where the property can be found on the right hand side.

