

Kiln Road, Horsford
OIEO £300,000 Freehold



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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.

- Modern Detached Family Home
- Hall Entrance
- Three Bedrooms
- Bay Fronted Lounge
- Recently Re-fitted Kitchen/Dining Room
- Conservatory
- Outside Utility Area, Gym, Home Office
- Private Enclosed Low Maintenance Rear Garden
- Garage & Brick Weave Driveway
- EPC Rating D / Council Tax Band C

Description

Iconic are pleased to bring to the market this great three bedroom detached home in the popular village of Horsford, Norwich.

Offered in modern condition throughout, this lovely property also occupies a non-overlooked position and early viewing is essential.

The accommodation comprises; entrance hallway with stairs rising to the first floor, access to the modern downstairs cloakroom and a door leading to the sitting room. The sitting room is a lovely airy room with bay window to the front aspect and door leading to the kitchen/dining room. This fantastic open plan space comprises the kitchen/dining room and a conservatory. The kitchen has a range of modern wall and base units with roll top work surfaces above and includes fitted appliances with cooker, separate hob, fridge/freezer and a dishwasher. The conservatory is a good size and benefits from ceramic tiled flooring which flows from the kitchen and also has French doors leading to the rear garden.

To the first floor there are three well proportioned bedrooms with a modern family bathroom.

Outside

Outside the property has a brick weave driveway which also has an electric charging point for a vehicle and serves as access for the single garage. To the rear, there is a low maintenance garden which is non overlooked and has pleasant views toward Pyehurn Lane

Furthermore, there is an additional utility area with separate access at the rear which could also be utilised as a home gym or office and measures 12'10 x 7'8.

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, Thorpe Lodge, 1 Yarmouth Road, Norwich, NR7 0DU. 01603 431133 Council Tax C

Tenure

Freehold

Directions

From the B1149 Holt Road, follow the road taking your left hand turn on to Gordon Godfrey Way, then take the first right onto Kiln Road and follow the road around to the right where the property can be found indicated by our For Sale Board.

