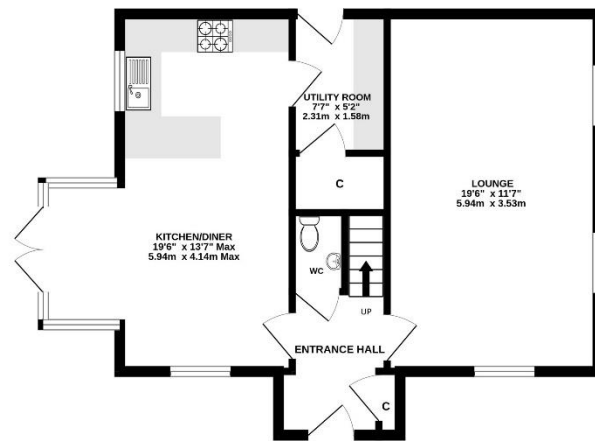


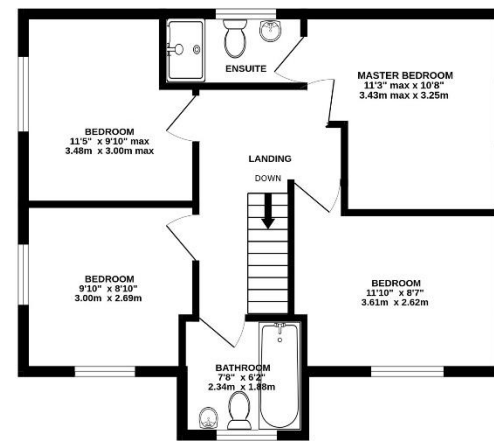
Swallowtail Avenue, Horsford  
OIEO £400,000 Freehold



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**

**rightmove**

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**THE GUILD**  
PROPERTY  
PROFESSIONALS

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
- Four Double Bedrooms & Master En-Suite
- Stunning Kitchen/Diner
- Utility Room & Ample Storage
- Modern Family Bathroom & Cloakroom

- Spacious Lounge
- Garage & Driveway
- Wall Enclosed Sunny Rear Garden
- Deceptively Spacious Accommodation
- EPC Rating A / Council Tax Band D



## Description

Iconic estate agents are pleased to offer for sale this immaculately presented family home, situated in this desirable modern development in Horsford.

Offering deceptively spacious and well-designed accommodation throughout, this modern property has to be viewed to be appreciated.

The accommodation begins with a welcoming entrance hall providing access to all ground floor rooms and stairs which rise to the first floor. The generous 19ft dual aspect lounge is light and airy, creating a comfortable and inviting family living space. To the rear, there is a stunning 19ft open plan kitchen/breakfast room featuring an upgraded kitchen, stylish herringbone flooring and a rear facing bay window overlooking the garden, ideal for everyday living and entertaining. There is also a separate utility room, ample storage and a downstairs cloakroom.

Upstairs offers four generous double bedrooms off the landing along with a modern three-piece family bathroom suite. The principle bedroom further boasts a modern three-piece en-suite shower room.

## Outside

Externally, the property boasts a generous driveway providing access to the single garage. To the rear, there is a sunny brick wall enclosed, sunny garden that benefits from artificial grass and a patio area ideal for entertaining.

## Location

The property is within easy access of the local schools, shops, public transport links and amenities Horsford has to offer and Iconic strongly advise an internal viewing to avoid disappointment.

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

## Agents Notes:

There is an annual service charge of £238.45 pa

## Directions

From the B1149 Holt Road, at the roundabout, take the second exit onto Green Lane and take the first left into Flag Cutters Way. Follow the road around and turn left into Swallow Tail Avenue where the property can be found on the right hand side.

