



Meadowsweet, Horsford - NR10 3SH

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HYBRID ESTATE AGENTS



## Meadowsweet

Horsford, Norwich

Sit towards the very end of a QUIET CUL-DE-SAC this DETACHED HOUSE has been CONSIDERABLY EXTENDED and altered to give an incredibly VERSATILE living space over three floors giving approx. 1659 Sq. Ft (stms). Courtesy of an integral garage conversion and combining both the kitchen and dining rooms to the rear, the home is offered with THREE OVERSIZED RECEPTION ROOMS with both a UTILITY ROOM and redecorated WC off from the 21' OPEN KITCHEN. Across the next two floors, a total of SIX BEDROOMS are presented with a versatility in their potential usages depending on a buyers needs while being served by a THREE PIECE FAMILY BATHROOM and EN-SUITE SHOWER ROOM. The rear garden is FULLY ENCLOSED and laid predominantly to lawn with PRIVACY being retained due to the position of the home on this development. To the front, a sweeping DRIVEWAY gives OFF ROAD PARKING with a SEPARATE OVERSIZED GARAGE to the front also.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached House In Tucked Away Close
- Full Loft Conversion Giving Approx. 1659 Sq. Ft Over Three Floors (stms)
- Three Sizeable Reception Rooms Including A Remodelled Kitchen/Dining Room
- Utlity Room & Redecorated WC
- Six Bedrooms Over Two Floors
- Family Bathroom, En-Suite & WC
- Fully Enclosed Rear Garden
- Sweeping Driveway & Oversized Detached Garage

Situated in Horsford, a popular village, which lies to the North side of Norwich, offering a range of local amenities including Village School and Hall, recreation ground, local shopping facilities and bus services to Norwich. The village is highly sought after, and benefits from access to the Broadland Northway which connects to the A47 for Norwich, Yarmouth and also onto the A11 for access to London.

#### SETTING THE SCENE

The property is found towards the very top of this quiet cul-de-sac in a private turn off where a large sweeping driveway allows for the parking of multiple vehicles with a low maintenance lawn frontage and separate purpose built oversized brick garage complete with loft storage and its own power supply.



## THE GRAND TOUR

Stepping into the central hallway, a large majority of the ground floor is laid with all hardware and wooden effect Karndean flooring with access coming to each living space from this central hallway as well as stairs for the first floor. Turning to your right courtesy of a historic integral garage conversion, the property now offers a versatile 16' family room with a potential choice of usages depending on a buyer's needs. This space has served many uses over the years however, is fronted by uPVC double glazed windows. The adjacent side of the property is home to a similarly sized sitting room again fronted by uPVC double glazed windows. The space is incredibly well lit and neatly decorated with all Karndean flooring laid underfoot. A set of French doors open into the rear of the home with access also coming from the hallway where both a kitchen and dining room space measure 21' across the length of the home. The floor space opens on the left hand side for a formal dining table sat in front of a set of glass panelled French doors with a multitude of wall and base mounted storage units coming on the opposite side of the room giving a wide array of kitchen storage set around square edge work surfaces and integrated appliances to include a; dishwasher, dual eye level ovens and hob with extraction above. Just off from the kitchen is a handy utility room with matching cabinetry. The space features further storage with an inset chrome sink and plumbing for both a washing machine and tumble dryer whilst just off to the side a freshly redecorated two piece WC is offered with a low level radiator and frosted glass window.

The first floor landing splits to give access into the three piece family bathroom suite complete with shower head and glass screen mounted over the bath as well as four bedrooms all upon this floor.

Three of the bedrooms overlook the rear of the home with the slightly smaller coming to the right and a room currently functioning as a home office space in the middle with two further double bedrooms on the left hand side of the stairs including the main bedroom which is offered with a dual front facing aspect, large open carpeted floor space and added benefits of a ensuite shower room complete with double shower units and vanity storage. The second floor splits in each direction again to take you into two brilliantly sized double bedrooms, each of which are fitted with Velux windows within the part vaulted ceilings, and offering a dual facing aspect, meaning each room retains natural light at any point throughout the day.

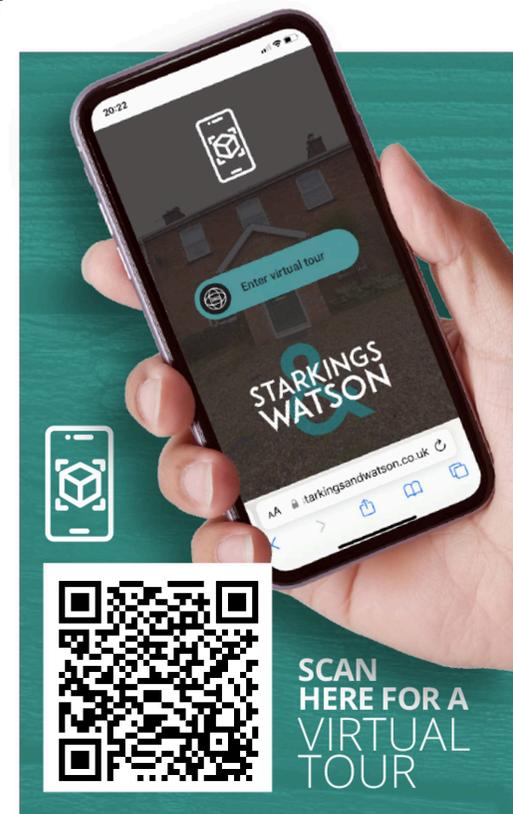
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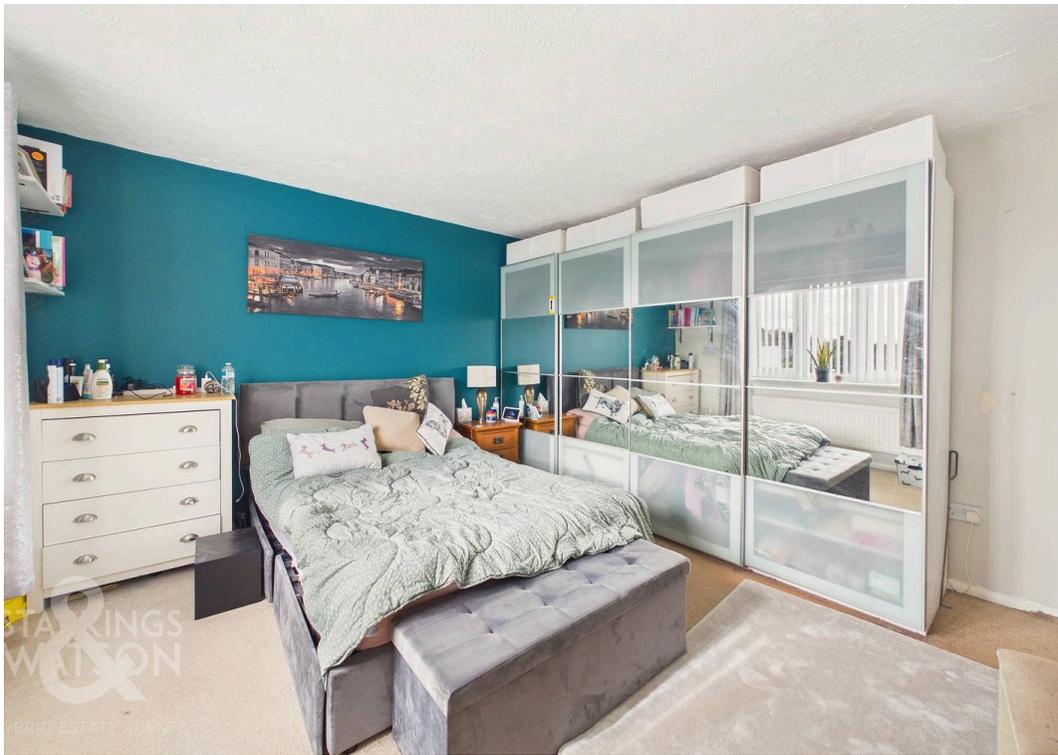
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of ' interior of the property.



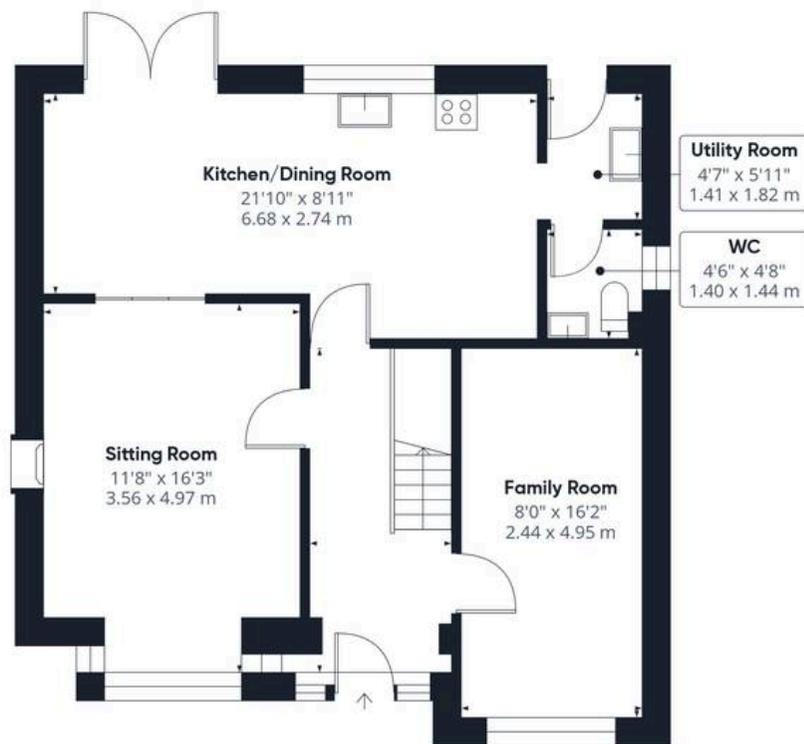




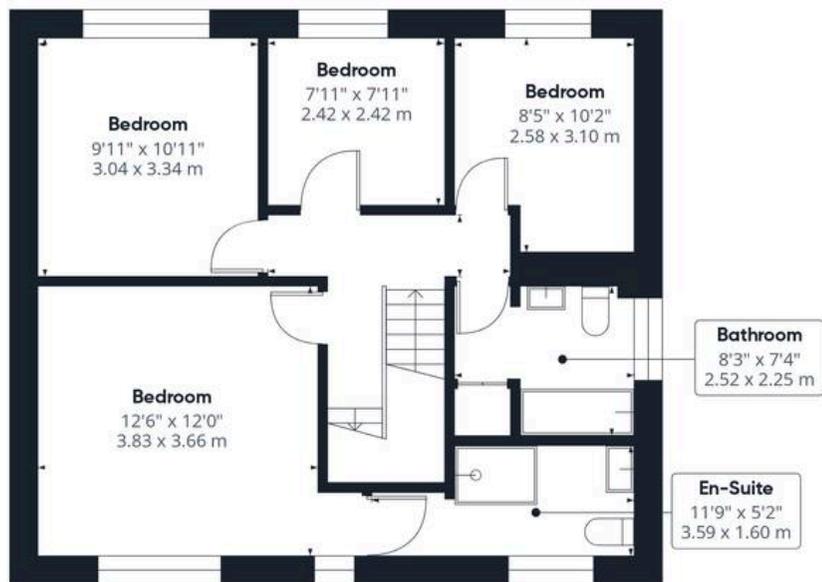
## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with a mixture of timber panel fencing and brick wall. Due to the position of the home within the development, the garden does retain privacy and offers initially a flagstone patio before reaching out to a large open lawn space complete with mature shrub borders and a timber storage shed.





Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1659 ft<sup>2</sup>

154 m<sup>2</sup>

**Reduced headroom**

56 ft<sup>2</sup>

5.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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