



Holt Road, Horsford - NR10 3EH

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HYBRID ESTATE AGENTS



## Holt Road

Horsford, Norwich

This WELL-PRESENTED SEMI-DETACHED HOUSE offers an IMPRESSIVE EXTENDED FOOTPRINT, providing a spacious and versatile ground floor layout ideal for modern family living. Step inside to discover a BRIGHT AND AIRY SITTING ROOM, perfectly complemented by a SEPARATE DINING ROOM, each benefitting from generous natural light and creating inviting spaces for relaxation and entertaining. The CONTEMPORARY KITCHEN is thoughtfully designed with AMPLE STORAGE and INTEGRATED APPLIANCES, making meal preparation both convenient and enjoyable. Upstairs, THREE WELL-PROPORTIONED BEDROOMS provide comfortable accommodation for the whole family, while the THREE PIECE FAMILY BATHROOM ensures practicality. A RECENTLY MODERNISED GROUND FLOOR WC adds further convenience for guests and residents alike. Enjoy peace of mind with UPDATED GAS CENTRAL HEATING (installed in 2023), providing efficient warmth throughout the year. This home's layout flows seamlessly from the welcoming entrance through to the living areas and onward

to the restful bedrooms, offering a harmonious balance of communal and private spaces while the exterior offers AMPLE OFF ROAD PARKING on a large DRIVEWAY and a FULLY ENCLOSED rear garden predominantly laid to lawn.

Council Tax band: B

Tenure: Freehold

- Semi-Detached House
- Historically Extended Footprint Creating A Greater Ground Floor Layout
- Separate Sitting & Dining Rooms Each Well-Lit
- Kitchen Offering Ample Storage & Integrated Appliances
- Three Bedrooms Upon The Second Floor
- Three Piece Family Bathroom & Recently Modernised Ground Floor WC
- Updated Gas Central Heating Installed In 2023
- Fully Enclosed Rear Garden With Ample Off Road Parking To The Front

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 set back from the street where a low level timber fence opens up to reveal a large shingle driveway suited for the parking of multiple vehicles.

## THE GRAND TOUR

Once inside, a central hallway is the first space to greet you, granting access to all living accommodation on the ground floor and laid with all hard wearing wooden flooring. Immediately to the right is a two piece WC fully updated in 2022 with a fully tiled surround sink with vanity storage and tall heater towel rail. Turning to the left from the hallway, a generously sized dining room provides versatility of use with the same hardware and flooring running throughout the space and looking over the front of the property through uPVC double glazed windows. Courtesy of a historic extension the kitchen sits just next door to this creating an easy flow of space with tile flooring taking over leading to a mixture of wall and base mounted storage units with integrated cooking appliances including dual ovens with a four ring gas burner hob and extraction above. Within the kitchen there is space and plumbing remaining for further white goods and appliances with a set of French doors opening onto the rear garden patio at the very rear of the home. Beyond the stairs, for the first floor is a well proportioned sitting room with a large conventional design making the space suited to a potential choice of layout of soft furnishings with a dual facing aspect of keeping the space incredibly well lit while second set of French doors open onto the rest of the patio overlooking a tree lined rear garden.

The first floor landing splits to grant access into each of the three bedrooms within the home as well as the three piece family bathroom suite which is finished with a predominantly tiled surround, heated towel rail and shower head with glass screen mounted over the bath.

In total three bedrooms are on offer with each off the double bedrooms coming to the right hand side of the home with the larger of the bedrooms overlooking the rear garden, whilst the smaller of the bedroom sits just next door to this serving as the perfect single bedroom potential nursery or home office setup depending on requirements.

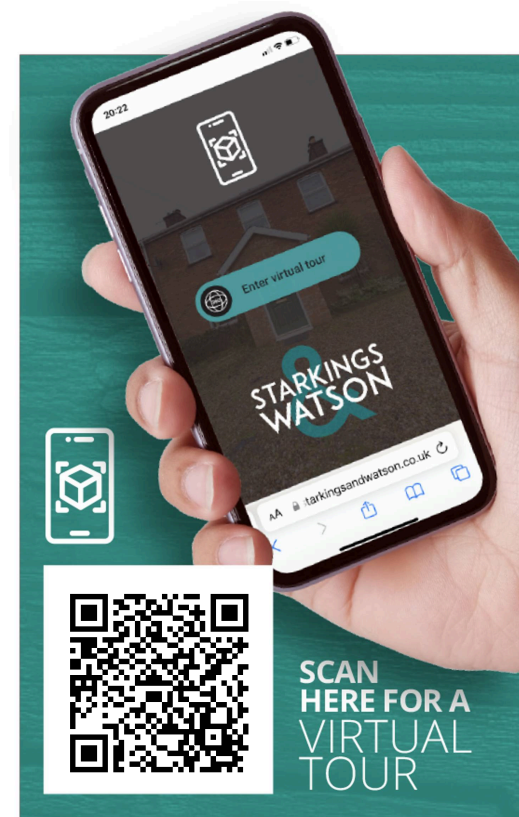
## FIND US

Postcode : NR10 3EH

What3Words : ///midwinter.defectors.puffed

## VIRTUAL TOUR

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



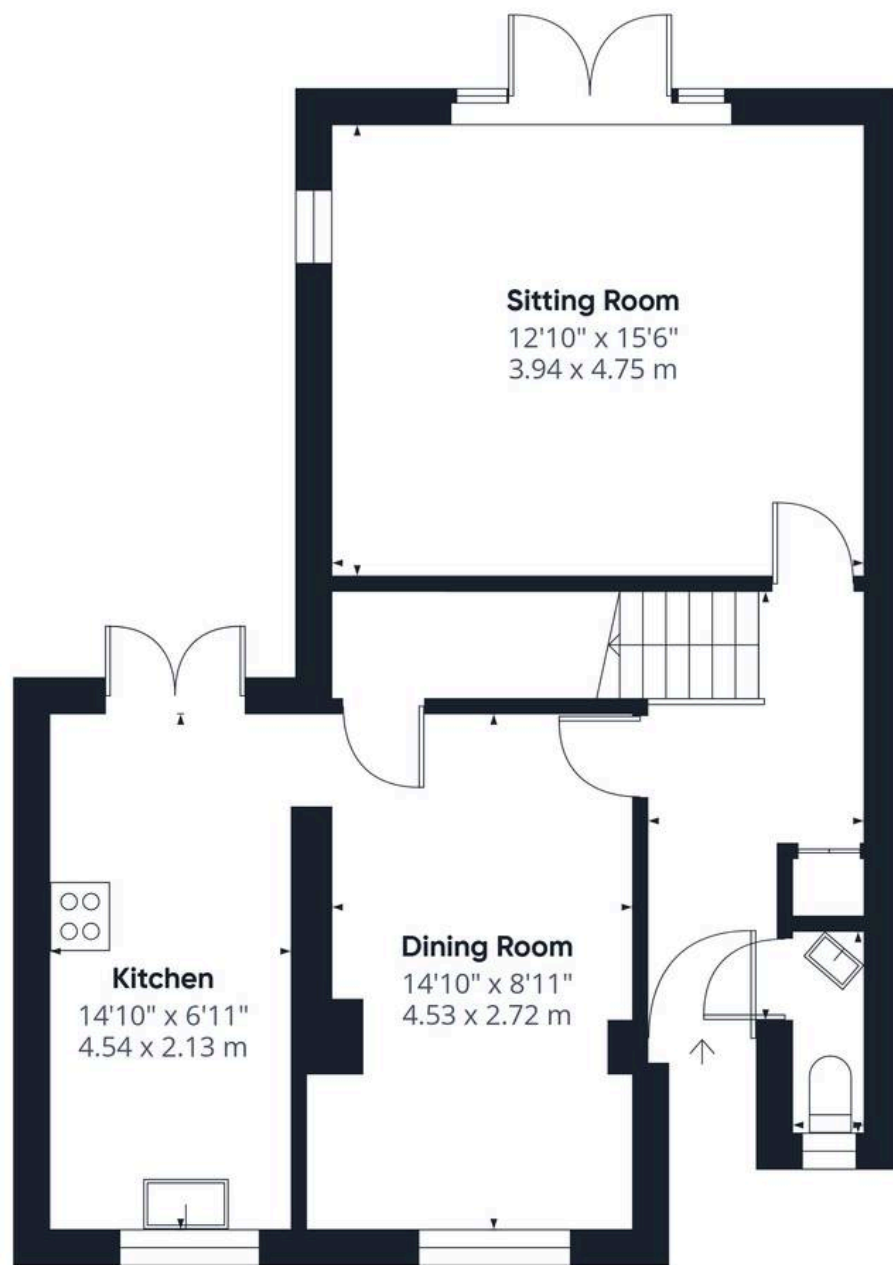




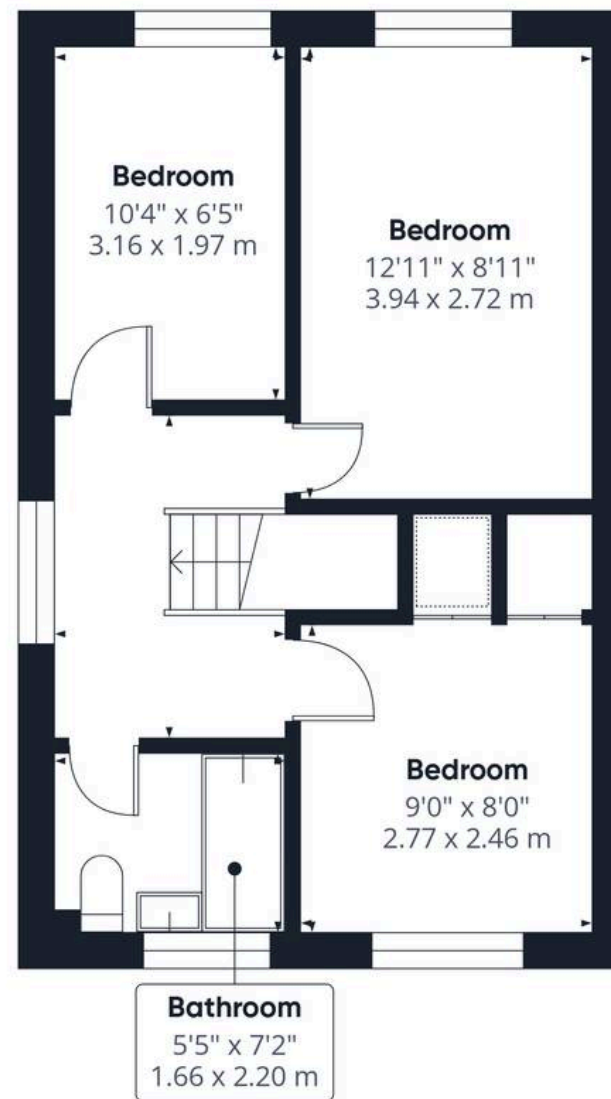
## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides at the very rear, with timber panel fencing maintaining privacy from every spot courtesy of it's position. Patio space allows for the perfect area for garden furniture to sit and enjoy the warmer months whilst a lawn garden reaches out beyond this with a colourful planting bed at the very top of the garden. Within the garden there is also hard standing on which a timber storage shed currently sits.





Ground Floor



Floor 1

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

916 ft<sup>2</sup>  
85 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360





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