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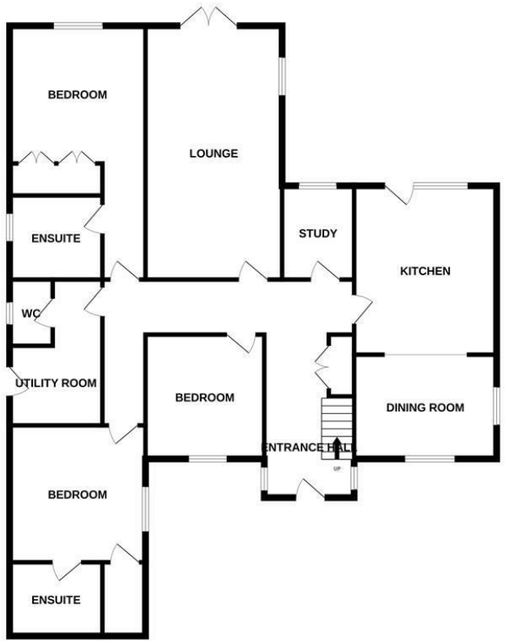
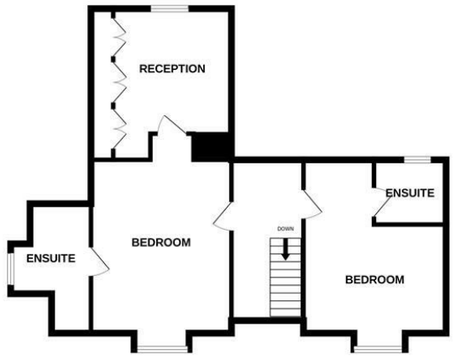
GROUND FLOOR



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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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132 Holt Road | Horsford | Norwich | NR10 3DW

Guide Price £575,000

GUIDE PRICE £575,000 - £600,000 LARGE DETACHED FAMILY HOME ON A SPACIOUS PLOT OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this substantial and exceptionally spacious, five bedroom detached family home, occupying an impressive plot approached through double gates in the highly sought-after village of Horsford. Offering an abundance of versatile accommodation arranged over two floors, this wonderful property provides the perfect combination of generous living space, flexible bedroom arrangements and extensive gardens, making it an ideal home for growing families or those seeking multi-generational living. The ground floor comprises a welcoming entrance hall leading into a superb spacious lounge, providing an inviting setting for relaxing and entertaining, alongside a fitted kitchen, separate dining room, useful study ideal for home working, utility room and convenient WC. Also on the ground floor are three well-proportioned bedrooms, two benefiting from their own en-suite facilities, offering excellent flexibility for guests or family members requiring ground floor accommodation. Upstairs, the property continues to impress with two further generously sized bedrooms, both enjoying private en-suite facilities, with the main bedroom also benefiting from an additional adjoining room, providing fantastic versatility as a dressing room, home office, nursery or private sitting area. Outside, the property really comes into its own with a generous driveway providing ample off-road parking and leading to a double garage, while to the rear is a large, mature garden, offering a beautiful setting for outdoor entertaining, gardening and family enjoyment. Further benefits include gas heating with underfloor heating throughout the ground floor, double glazing and no onward chain.

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Location
Horsford is a popular village to the north of Norwich with a range of local amenities including village school, village hall, recreation ground, shopping facilities, regular bus services to and from Norwich city centre, ease of access to the new NDR, Norwich ring road and the North Norfolk coast.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen, three bedrooms, study, utility room and stairs to first floor.

Lounge 22'1" x 11'11"
Patio doors, double glazed window.

Kitchen 14'8" x 12'5"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge and dishwasher, double glazed window, door to rear.

Dining Room 12'6" x 9'0"
Two double glazed windows.

Study 8'2" x 6'3"
Double glazed window.

Utility Room 12'7" x 8'0"
Fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer, door to side.

WC 5'8" x 3'9"
Low level WC, hand wash basin, frosted double glazed window.

Bedroom Three 22'0" x 11'10"
Double glazed window, built in wardrobes.

En-Suite 8'1" x 7'3"
Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Four 12'0" x 11'10"
Double glazed window, walk-in wardrobe.

En-Suite 7'8" x 6'5"
Shower cubicle, low level WC, hand wash basin, frosted double glazed window.

Bedroom Five 10'11" x 10'4"
Double glazed window.

First Floor Landing
Doors to two bedrooms.









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Bedroom One 22'1" x 14'9"
Double glazed window, radiator.

En-Suite 11'1" x 5'3"
Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Reception Room 13'1" x 11'5"
Double glazed window, radiator, built in wardrobes.

Bedroom Two 16'5" x 12'7"
Double glazed window, radiator.

En-Suite 6'3" x 5'7"
Shower cubicle, low level WC, hand wash basin, heated towel rail, velux window.

Outside Front
Accessed via double gates to a large driveway leading to a double garage.

Outside Rear
Patio seating area, lawned garden, mature plants, shrubs and trees, enclosed by timber fencing.

Local Authority
Broadland District Council, Tax Band E.

Tenure
Freehold

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd.
All required checks must be completed before a memorandum of sale can be issued.









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