



**St. Helena Way, Horsford Norwich NR10 3EA**



**welcome to**

**St. Helena Way, Horsford Norwich**

NO UPWARD CHAIN - William H Brown are delighted to present this well-maintained semi-detached bungalow, ideally situated in the highly sought after village of Horsford. The property presents an excellent opportunity for purchasers seeking a home they can personalise to their own taste!



## Accommodation

Located within the popular NR10 postcode, just north of Norwich City Centre, this well-presented semi-detached bungalow offers comfortable and versatile living accommodation. The property features two generously sized bedrooms, a well-kept garden, and a private driveway providing parking for multiple vehicles, along with a garage. Horsford is a charming and well served village offering a wide range of amenities, including local takeaways, a butchers, bakery, hairdressers, schools and nursery, as well as a social club and recreation ground. The location is particularly attractive for commuters, with convenient access to the Northern Distributor Road, connecting the north and south of Norwich, along with regular bus services to Norwich city centre and surrounding areas. Internally, the accommodation comprises a kitchen leading through to a bright garden room, creating a pleasant connection to the outdoor space. To the right of the property are two well-proportioned bedrooms and a modern shower room, offering practical and comfortable living. Externally, the bungalow is positioned within a quiet cul-de-sac, set back just off Holt Road. This provides a high level of privacy while remaining close to local amenities and transport links. The generous parking provision and garage further enhance the property's appeal. Offered to the market with no upward chain, this bungalow represents an excellent opportunity for future occupants to create a home tailored to their own style.

## Entrance Hall

External entrance door opening to hallway, doors leading to living room, two bedrooms, shower room and kitchen.

## Living Room

Dual aspect windows to front and side aspect, gas fire, and radiator.

## Bedroom One

Window to front aspect, built in wardrobe with overhead storage and radiator.

## Bedroom Two

Window to rear aspect, built in storage, and radiator.

## Shower Room

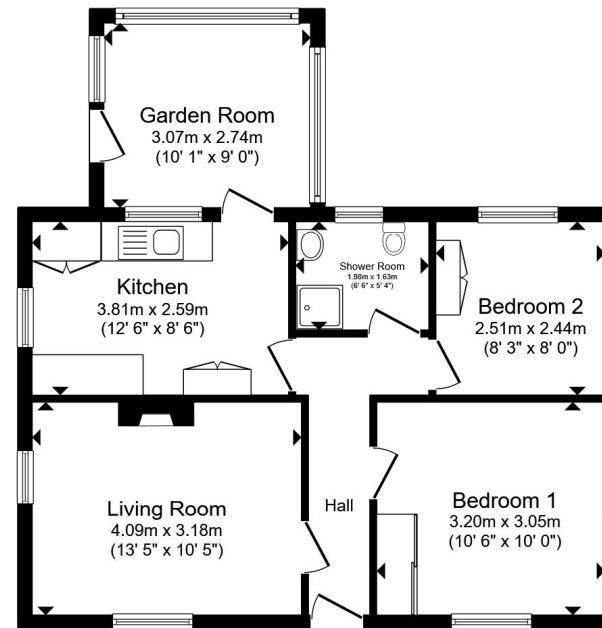
Suite comprising window to rear aspect, shower, wash hand basin, heated towel rail and wc.

## Kitchen

A range of wall and base units with a work top, space for cooker, radiator, window to side aspect, internal window to garden room and gas fired central heating combination boiler.

## Garden Room

Windows to rear and side aspects and external door to rear garden.



Total floor area 58.9 m<sup>2</sup> (635 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## St. Helena Way, Horsford Norwich

- Attractive Semi-Detached Bungalow
- Two Well Proportioned Bedrooms
- Excellent Transport Links To Norwich City Centre
- Ample Off-Road Parking With Garage
- Beautifully Maintained Gardens

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: C

offers in excess of

**£240,000**



### directions to this property:

Leave Norwich via Drayton High Road, continue down Drayton High Road past the petrol station and turn left into Taverham Road, and continue up Taverham Road where the property can be found on the right-hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL103543 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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