

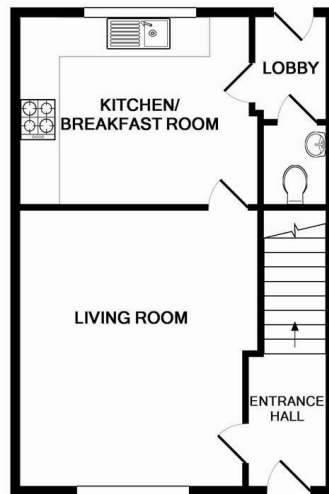


25 Park View | Horsford | Norwich | NR10 3FD

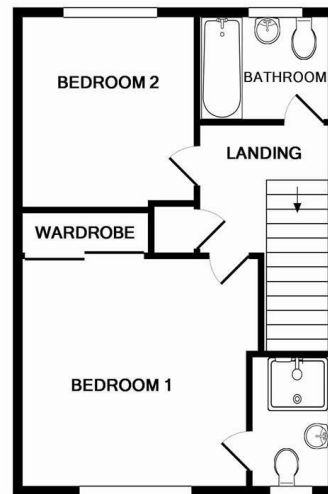
£225,000

Gilson Bailey are delighted to offer this WELL PRESENTED, SPACIOUS, MODERN TWO DOUBLE BEDROOM house situated in cul-de-sac position in this superb development within walking distance of the village centre. The accommodation comprises of an entrance hall, downstairs cloakroom, large living room, superb kitchen breakfast room, master bedroom with built in wardrobes and en-suite shower room, second double bedroom, main bathroom, private enclosed garden, driveway parking, double glazing, gas central heating, Energy Rating C, Council Tax band B.





GROUND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 759 SQ.FT. (70.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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

Part glazed UPVC front door to entrance hall, radiator, stairs to first floor.

Downstairs Cloakroom

White suite comprising WC and wash basin. Radiator.

Living Room 13'1" x 11'9"

Large living room, big front aspect window allows much natural light in, radiator.

Kitchen Breakfast Room 11'9" x 11'5"

Modern kitchen with ample storage and work surface. Appliances include gas hob, electric oven and cooker hood. Space and plumbing for additional appliances. Dining area, door to rear lobby, radiator.

Bedroom 1 11'1" x 10'2"

Master bedroom, front aspect window, built in mirror front wardrobes, radiator, door to en-suite

Bedroom 1 en-suite

Modern white suite comprising shower cubicle, WC and wash basin. Frosted window, radiator.

Bedroom 2 12'5" x 8'2"

Second double bedroom, rear aspect over looking the garden, radiator.

Main Bathroom

Modern white suite comprising bath, WC and wash basin. Radiator, frosted window.

Garden

Private fully enclosed rear garden mainly laid to lawn with patio area and side access gate.

Parking

Private brick weave driveway parking for 2 cars. further visitor parking is available.

Tenure

Freehold

Local Authority

Broadland District Council, Tax Band B.

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Tenure

Freehold

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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