

# Arnolds | Keys



## 22 Green Lane, Horstead, NR12 7EL

Offers Over £350,000

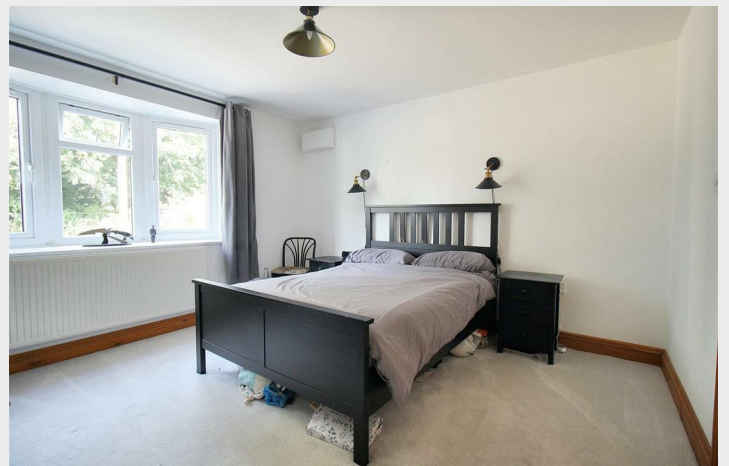
- SOUTH FACING REAR GARDEN
- AMPLE OFF ROAD PARKING
- SPACIOUS AND BRIGHT ACCOMMODATION
- EASY ACCESS TO THE CITY OF NORWICH
- THREE DOUBLE BEDROOMS
- FIELD VIEWS
- POPULAR VILLAGE LOCATION
- CLOSE TO LOCAL AMENITIES

# 22 Green Lane, Horstead NR12 7EL

Ideally located within the popular village of Horstead and enjoying open field views, this substantial three bedroom detached bungalow offers modern and beautifully presented accommodation. The property boasts ample off road parking to the front and a delightful rear garden.



Council Tax Band: D



## **DESCRIPTION**

This well presented detached bungalow offers substantial and modern accommodation within the popular village of Horstead - ideally close to local amenities with easy access into the City of Norwich, yet surrounded by open countryside. With numerous dual aspect rooms, the property comprises of a hall entrance boasting plenty of built in storage, a dual aspect living room enjoying field views to the side, a spacious kitchen/diner, three double bedrooms, family bathroom and a cloakroom. The property also boasts ample off road parking on the driveway at the front and a delightful south facing rear garden.

## **INTERNAL ACCOMMODATION**

### **ENTRANCE HALL**

uPVC door to front entrance, three built in storage cupboards, laminate flooring.

### **LIVING ROOM**

Dual aspect room with double glazed window to side aspect to field view, double glazed door to rear garden, laminate flooring, radiator.

### **BEDROOM TWO**

Double glazed window to rear aspect, radiator, carpet, built in wardrobe.

### **BEDROOM THREE**

Double glazed window to side aspect, carpet, radiator.

### **BATHROOM**

Double glazed window with obscured glass to rear, bath with mains connected shower over, WC, pedestal wash hand basin, extractor fan, tiled flooring, radiator.

### **CLOAKROOM**

Double glazed window with obscured glass to side aspect, WC, pedestal wash hand basin, tiled flooring, extractor fan, door to bedroom one.

### **BEDROOM ONE**

Double glazed window to front aspect, carpet, radiator.

### **KITCHEN DINER**

A dual aspect room with double glazed window to front and side, uPVC double glazed door to side entrance, fitted wooden fronted wall and base units, space and plumbing for washing machine, dishwasher, fitted double oven, four ring gas hob with cooker hood over, stainless steel sink and drainer, radiator, space for free standing fridge freezer/American style, tiled flooring.

## **EXRTERNAL**

To the front the driveway is shingled and offers off road parking for multiple vehicles. A side gate provides access to the south facing rear garden which is is maily laid to lawn with a paved area, three sheds for plenty of external storage, an established monkey puzzle tree and raised flower border to the side.

## **AGENTS NOTES**

This property is Freehold.

Mains drainage, electicity and water connected.

Gas fired central heating.

Council tax band: D

## **LOCATION**


Horstead is a sought-after village on the edge of the Norfolk Broads. The neighbouring village of Coltishall provides a range of amenities including local shops, riverside pubs, restaurants, and scenic walks along the River Bure. Horstead itself is well placed for access into Norwich, with the city centre just a short drive away, offering excellent shopping, cultural attractions, and rail links to London and beyond.

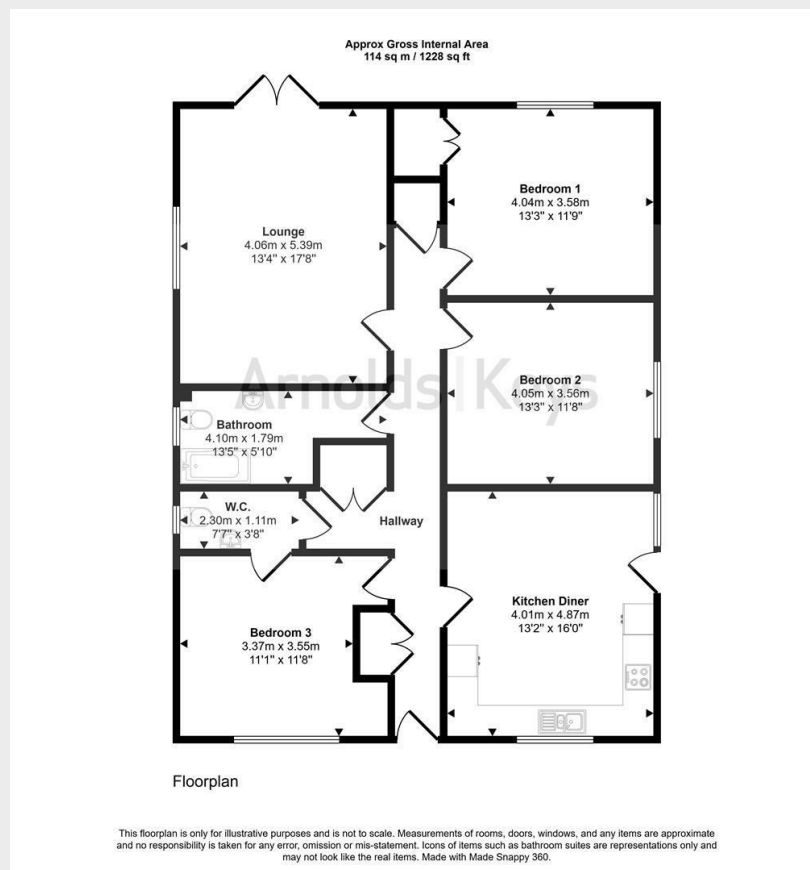


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

