

Thistledown Road, Horsford
OIRO £325,000 Freehold



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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Detached Family Home
- Four Bedrooms
- Fitted Kitchen With Integrated Appliances
- Utility Room & Ground Floor Cloakroom
- Spacious Sitting Room With Fireplace
- Separate Dining Room With Garden Access
- Private South Facing Rear Garden
- Garage & Driveway
- Hive Heating System
- EPC Rating C / Council Tax Band D

Description

Iconic are delighted to bring to the market this four-bedroom detached family home in Horsford, offered with no onward chain. The property boasts well-proportioned accommodation throughout, a south-facing private rear garden and a range of features, including a Hive heating system.

The ground floor accommodation comprises; entrance hallway leading to the sitting room, kitchen and dining room. The spacious sitting room benefits from a feature fireplace, while the separate dining room offers ample space for a family dining table, with stairs rising to the first floor and patio doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units with worktops above, alongside an integral dishwasher and fridge, gas hob with concealed extractor above and electric oven below. A door to the side aspect provides access to the utility room, which features base units, a stainless steel sink and drainer, a wall-mounted boiler and a further external door. Completing the ground floor is a convenient cloakroom fitted with a two-piece suite.

To the first floor, a generous landing provides access to all four bedrooms and the family bathroom. All four bedrooms are well proportioned, while the bathroom comprises a panelled bath, low-level W/C, shower cubicle and hand wash basin.

With its generous four-bedroom accommodation, private south-facing garden and the advantage of no onward chain, early viewing is highly recommended.

Outside

Outside, the property is set back from the road and screened by mature hedging, with a lawned front garden and driveway providing access to the single garage, which is fitted with an up-and-over door.

The enclosed rear garden is a particular feature, enjoying a southerly aspect and offering a private outdoor space. The garden is enclosed by timber fencing and complemented by mature flower and shrub borders, with a patio area accessed directly from the dining room, making it ideal for outdoor dining and entertaining.

Location

Horsford is a village 6 miles North of Norwich and is situated directly from the newly built NDR. Horsford benefits from a good range of shops, public houses, post office and has a split site Primary School. Surrounded by woodland and countryside this popular village also has a doctor's surgery, veterinary practice and good bus services.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax D

Directions

From the B1149 Holt Road, turn left into Horsbeck Way and follow the road along. Turn right into Thistledown Road where the property can be found on the right hand side.

