





Columbine Road, Horsford Norwich NR10 3RT

william h brown

welcome to

Columbine Road, Horsford Norwich

This beautifully presented semi-detached home is new to the market, ideally situated in the heart of Horsford. Offering four bedrooms, a bright and airy living space and an open kitchen/diner, perfect for entertaining! View early to avoid disappointment.













Entrance Hall
External entrance door opening to front aspect, understairs cupboard, radiator, stairs rising to first floor, and door to wc. Further leading to kitchen/diner.

Kitchen/Diner
A range of wall and base units with work surfaces over, partially tiled walls, built in electric hob and oven, extractor fan, space for free-standing fridge freezer, plumbing for washing machine and upvc double glazed window to front.

Wc
Suite comprising upvc double glazed window to front aspect, radiator, wc and wash hand basin.

Bedroom 4/Opt Study/Playroom
Upvc double glazed window to rear aspect, and radiator.

Living Room
Skylight, inset ceiling spotlights, and upvc double glazed patio doors with side panels opening to rear garden.

First Floor Landing
With access to all three bedrooms and bathroom.

Bedroom 1
Built in wardrobes, radiator, and upvc double window to rear aspect.

Bedroom 2
Storage cupboard, radiator, and upvc double glazed window to front aspect.

Bedroom 3
Upvc double glazed window to front aspect, and radiator.

Shower Room
Suite comprising shower cubical, wash hand basin set into a vanity unit, wc, partial tiled walls, and upvc double glazed window to side aspect.

Outside
To the front elevation is an enclosed garden with low level hedging and picket fencing, with path leading to front entrance door. The rear of the property comprises of a hard-landscape garden for ease of maintenance and gives access to the partially converted garage with power and light and now comprises of a storage area and home office. This could revert to a full garage with the removal of the partition wall.



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welcome to

Columbine Road, Horsford Norwich

- Beautifully Presented Semi-Detached Home
- Sought-After Location Of Horsford
- Thoughtfully Extended To The Rear
- Off-Road Parking And Garage
- View Now!

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

directions to this property:

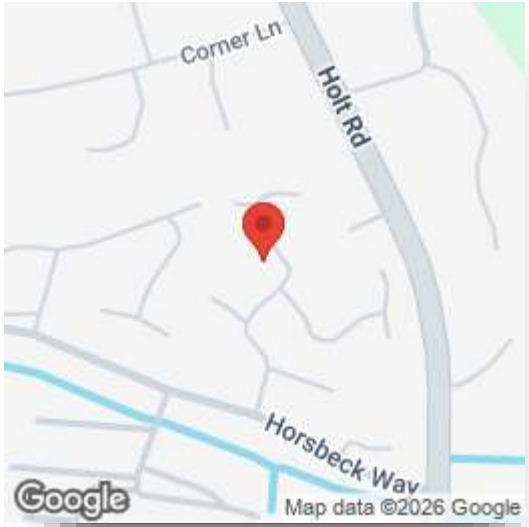
Upon entering Horsford from the Holt Road direction take the third left hand turn onto Horsbeck Way and take the second right hand turn into Columbine Road and follow the road round the bend and the property can be found on the right-hand side.

£335,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HEL103539 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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