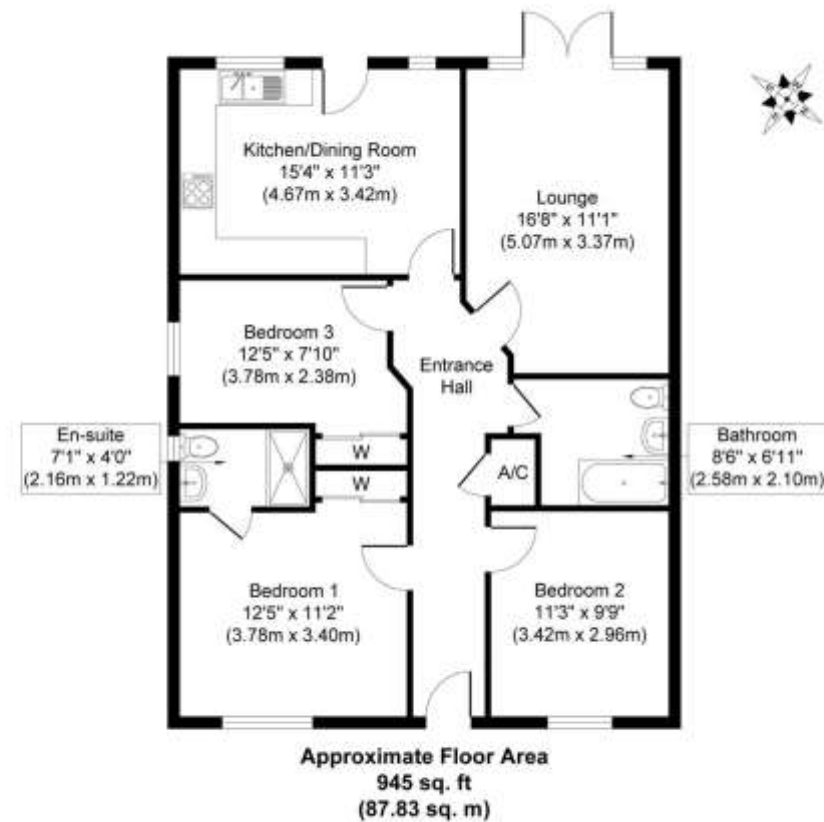


Holt Road, Horsford
Guide Price £280,000 - £290,000
Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Taverham **01603 261104**
Norwich **01603 740044**

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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.

- Attractive Semi Detached Bungalow
- Three Bedrooms
- Principle Bedroom With En-Suite
- Spacious Kitchen/Dining Room
- Sitting Room
- Private Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Excellent Decorative Order Throughout
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band C

Description

Iconic are delighted to present this attractive modern three-bedroom bungalow, situated in the popular village of Horsford. Offered with no onward chain and presented in excellent decorative order throughout, this lovely home offers well-proportioned accommodation, a modern kitchen/dining room, an en-suite to the principal bedroom and an enclosed rear garden.

The accommodation begins with a welcoming entrance hallway, which benefits from an airing cupboard and provides access to all rooms. The sitting room is situated to the rear of the property and features an attractive fireplace, with French doors opening directly onto the private rear garden, creating a lovely connection between the indoor and outdoor living spaces. The spacious kitchen/dining room is also positioned to the rear and is fitted with a range of modern wall and base units, complemented by roll-top work surfaces. Integrated appliances include a dishwasher, fridge/freezer and a double electric oven/grill, alongside a separate four-ring gas hob with extractor hood above. Further features include a stainless-steel sink and drainer, ceramic tiled flooring and ample space for a dining table. A door also provides direct access to the rear garden.

There are three well-proportioned bedrooms, with both the principal and second bedrooms benefiting from built-in wardrobes. The principal bedroom is further enhanced by a modern en-suite shower room, comprising a shower cubicle, low-level WC and wash basin with vanity unit beneath. Additional features include a ceramic towel radiator, ceramic tiled flooring and an opaque side-facing window. Completing the internal accommodation is a modern family bathroom, fitted with a three-piece suite comprising a panelled bath, low-level WC and wash basin, with ceramic tiled flooring.

Outside

Outside, the property is set back from the road, with the front garden featuring a brick-weave driveway providing ample off-road parking, alongside a small lawned area, mature shrubs and a pathway leading to the front entrance, which is sheltered by a storm porch.

The enclosed rear garden can be accessed via the sitting room, kitchen/dining room and a timber side gate. Predominantly laid to lawn, the garden also features a patio seating area, ideal for outdoor dining and relaxation. A further side garden provides additional space for a timber shed. Combining modern, well-maintained accommodation with a private garden, ample parking and the benefit of no onward chain, this appealing bungalow is ideally suited to a range of buyers.

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 C

Directions

The property can be found on the B1149 Holt Road indicated by our For Sale Board

