



**PORTFOLIO**  
from

 **william h brown**

Oatfield Close, Horsford, Norwich, NR10 3RS

# Oatfield Close, Horsford, Norwich, NR10 3RS

*3-bedroom detached home with a self-contained office, and conservatory in Horsford, offers flexible accommodation for families and buyers needing dedicated work-from-home space. The front provides kerb appeal, effortless private parking, and steps away from primary schooling.*



## Entrance Hall

External entrance door and upvc double glazed window to front aspect, stairs rising to first floor landing, storage cupboard, door to wc, and kitchen.

## Wc

Suite comprising wc, wash hand basin, and upvc double glazed window to side aspect.

## Kitchen

A range of wall and base units with work surfaces over and tiled splash backs, integrated double oven, induction hob, fridge freezer, and dishwasher, inset ceiling spotlights, upvc double glazed door to side aspect, and window to rear.

## Living Room

Upvc double glazed bay fronted window to front aspect, tiled flooring with underfloor heating, arch opening to conservatory.

## Conservatory

Of upvc construction on a brick base with double doors opening to rear garden.

## First Floor Landing

Storage cupboard, boarded loft space, doors to all three



bedrooms and bathroom.

## Bedroom One

Built in wardrobe, radiator, and upvc double glazed window to front aspect.

## Bedroom Two

Spacious second bedroom with radiator and upvc double glazed window to rear aspect and built in wardrobe.

## Bedroom Three

Upvc double glazed window to rear aspect and radiator.

## Bathroom

Suite comprising bath, part tiled splash wash hand basin and wc set into a vanity unit, and heated towel rail.

## Converted Garage/Office Space

Currently used as a home office with built in wall units with workspace. External entrance door and window to front aspect.

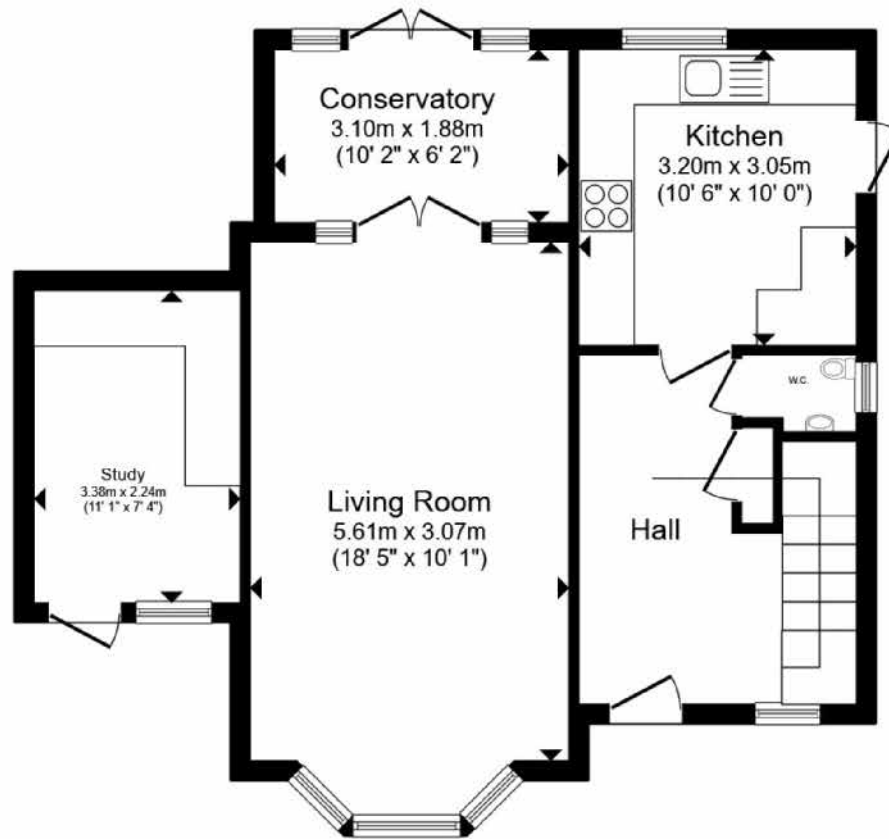
## Outside

To the front of the property a spacious open space allows parking for multiple vehicles, with tended planters and enclosed in part by panelled fencing. This is

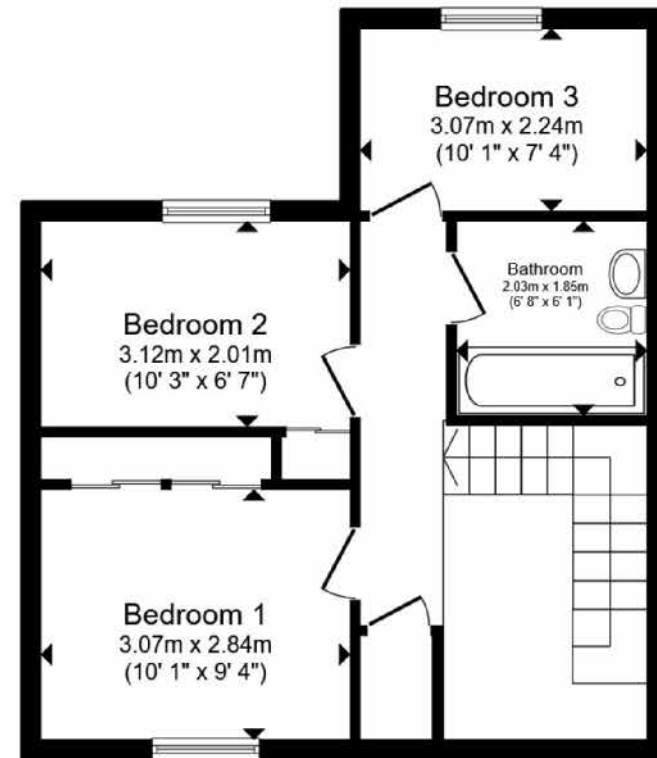


complemented to the rear of the property with a lawned garden and patio areas, raised plant and shrub beds and outside tap.





**Ground Floor**



**First Floor**

Total floor area 100.2 m<sup>2</sup> (1,078 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



# welcome to Oatfield Close, Horsford, Norwich, NR10 3RS

The property provides versatile living space arranged over two levels, with a lounge/diner, a kitchen/diner, three double bedrooms, and family bathroom. The self-contained office sits separate from the main home, making it suitable for business use, client meetings, or as a quiet workspace. The conservatory offers additional flexible living/dining space with access to the garden. To the front is a spacious private driveway providing off-road parking for multiple cars. The rear garden is private and easily maintained, accessible from both the main home and the conservatory. As you enter the home a bright, inviting entrance hall leads to the home's social focal point: an expansive open-plan double aspect living area. Designed for both quiet evenings and lively entertaining, Underfloor heating compliments the bright and open lounge/diner and conservatory. The space transitions effortlessly into a well-equipped kitchen with integrated appliances, and a discreet cloakroom adds a practical touch to the main level. Upstairs is dedicated to comfort, the primary suite serves as a private sanctuary, boasting generous proportions and a built-in wardrobe. Two further double bedrooms offer a blank canvas, equally suited as vibrant children's rooms, or a welcoming guest wing. These are served by a crisp, contemporary family bathroom. Outside, the rear garden is a secluded, low-maintenance sun trap escape with access to the converted garage, currently used as workshop/storage space.

Offers in excess of

## £350,000

- Detached Family Home
- 3 Genuine Double Bedrooms
- Conservatory With Garden View
- Self-Contained Office From Main House

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



To find out more information or to arrange a viewing call

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