

propertyladder



Oatfield Close, Horsford, NR10

Beautifully Presented Three-Bedroom Detached Home!

GUIDE PRICE £350,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

EDGE OF ESTATE LIVING!

Occupying one of the most enviable positions within this popular Horsford development, this beautifully presented detached home enjoys an exceptional edge of estate setting with open farmland just moments from the front door.

A spacious entrance hall provides a welcoming first impression and gives access to the ground floor cloakroom. Double doors lead through to the elegant bay-fronted living room, a superb space for relaxing and entertaining. This flows seamlessly into the attractive glazed garden room, flooding the space with natural light and creating an excellent additional reception area overlooking the landscaped rear garden.

The kitchen has been beautifully appointed with an excellent range of contemporary cabinetry, quality integrated appliances and generous worktop space, making it as practical as it is stylish.

Upstairs, the first floor offers three well-proportioned bedrooms together with a modern family bathroom, fitted with a stylish white suite and contemporary finishes.



“ a generous patio seating area, creating the perfect space for summer entertaining ”



Overview

- Bay-Fronted Living Room With Double Doors
- Light-Filled Glazed Garden Room
- Contemporary Kitchen With Integrated Appliances
- Three Well-Proportioned Bedrooms
- Modern Family Bathroom & Ground Floor Cloakroom
- Home Office Converted From The Garage With Separate Garden Store
- Landscaped Rear Garden & Generous Off-Road Parking





Location

Horsford continues to be one of Norfolk's most desirable villages, offering the perfect combination of countryside surroundings and excellent everyday amenities.

The village provides a range of local shops, pubs, cafés, schooling and healthcare facilities, together with regular bus services into Norwich. Norwich International Airport, the Northern Distributor Road (Broadland Northway) and Norwich city centre are all easily accessible, making Horsford an ideal location for commuters.

One of the standout features of Oatfield Close is its enviable edge of estate position. With open farmland immediately alongside the property and beautiful walks leading towards Pyehurn Lane and the surrounding countryside, residents can enjoy the tranquillity of rural living whilst remaining within easy reach of everything the village has to offer.



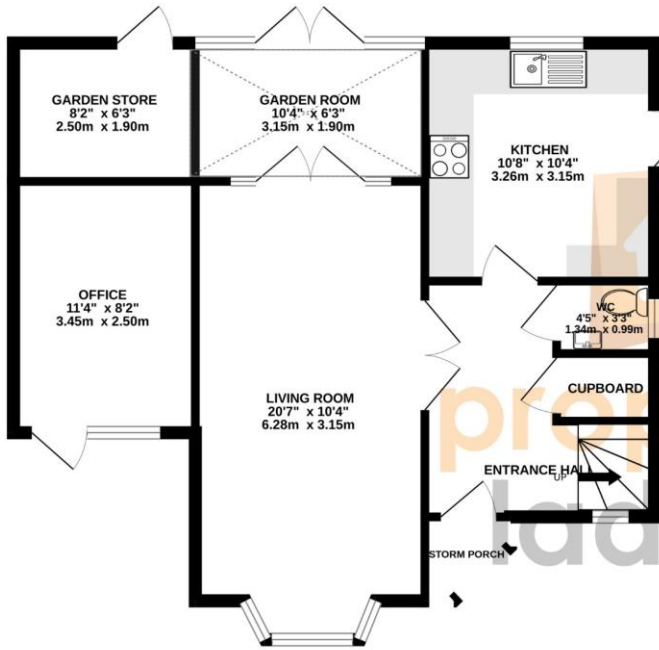
Outside

The property occupies a tucked-away position at the end of a shared driveway serving just one neighbouring home. The generous hardstanding provides ample off-road parking for several vehicles.

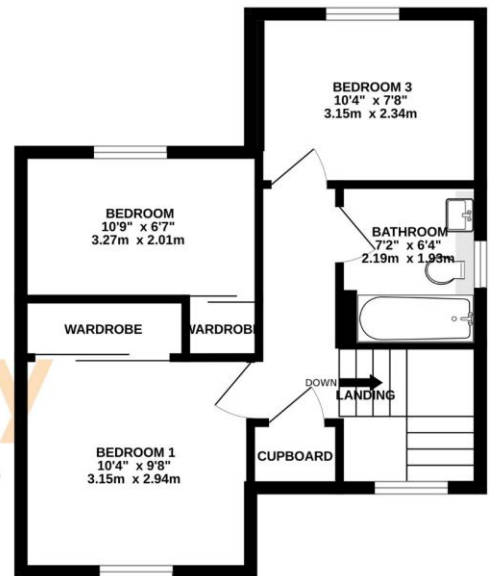
The garage has been cleverly converted to create an excellent home office, ideal for those working remotely, whilst the rear section remains as a useful garden store, providing valuable additional storage.

The enclosed rear garden has been attractively landscaped and is predominantly laid to lawn with a generous patio seating area, creating the perfect space for summer entertaining, family life or simply relaxing outdoors.

GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING, UNDERFLOOR HEATING

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If you are considering selling your home, please contact us for your no obligation free market appraisal.

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98 Crostwick Lane, Spixworth, NR10 3NQ

T 01603 898100

propertyladderonline.com

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