



Flag Cutters Way, Horsford, Norwich, NR10 3FZ

welcome to

Flag Cutters Way, Horsford, Norwich

>> DETACHED FOUR BEDROOM HOME! Combining modern living, excellent outdoor space, and a peaceful corner plot location, this superb detached home presents a fantastic opportunity for a wide range of buyers and early viewing is highly recommended.



Entrance Hall

Wood effect flooring, door to the front aspect, radiator, stairs rising to the first floor.

Cloakroom Wc

Wood effect flooring, radiator, low-level WC, pedestal handwash basin, tiled splashbacks.

Lounge

Carpet flooring, UPVC double glazed windows to the front and side aspect, two radiators.

Kitchen/Diner

A range of floor and wall mounted kitchen units with complimentary squared-edge work surfaces over, inset stainless steel sink and drainer with mixer taps over, inset gas fired hob with splashback and cooker hood over, built in eye-level double oven, integrated fridge/freezer, inset ceiling spotlights, wood effect flooring, UPVC double glazed windows to the rear and side aspect, radiator, UPVC French style doors opening to the rear garden, internal door opening to:

Utility Room

A range of floor and wall mounted kitchen units with complimentary squared-edge work surfaces over, wood effect flooring, further personal part glazed composite door opening to the side aspect.

First Floor Landing

Carpet flooring, radiator, two built in storage cupboards complete with fitted shelving, access to the partially boarded loft with fitted access ladder, internal doors opening to all bedrooms and the family bathroom.

Bedroom One

Carpet flooring, UPVC double glazed window to the side aspect, radiator, triple fitted wardrobe

En-Suite

Suite comprising low level w.c., pedestal hand wash basin with mixer taps over, walk in sliding door shower cubicle with mains powered shower over and fully tiled walls behind, wall mounted heated towel

rail, wood effect flooring, UPVC double glazed obscure glass window to the side aspect.

Bedroom Two

Carpet flooring, UPVC double glazed window to the front aspect, radiator, fitted wardrobe.

Bedroom Three

Carpet flooring, UPVC double glazed window to the side aspect, radiator, fitted double wardrobes.

Bedroom Four

Carpet flooring, UPVC double glazed windows to the front and side aspect, radiator.

Bathroom

Suite comprising low level w.c., pedestal hand wash basin with mixer tap over, panelled bathtub with additional glass shower screen over and mains powered shower, wall mounted heated towel rail, fully tiled walls, tiled flooring, inset ceiling spotlights, UPVC double glazed obscure glass window to the front aspect.

Office

Wood effect flooring, power and lighting connected, externally wired broadband connection, personal door opening to the rear garden.

Garage

Electric powered roller door, internally complete with power and lighting.

Outside

The property is approached by a paved pathway leading to the front entrance door which is complete with external lighting, complimented by attractive shingle and well manicured shrub borders. To the side of the property there is a driveway allowing off road parking and giving access to the detached brick built garage, a timber gate allows access to the rear garden.

The rear garden benefits from an attractive patio seating area, ideal for outside dining and

entertaining, further decorative shingle areas with well manicured shrub borders compliment the lawn, with a further raised area to the side. A timber garden storage shed sits to the rear with a retained timber fence providing a good degree of privacy. External personal door allowing access to the office.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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welcome to

Flag Cutters Way, Horsford Norwich

- Corner-Plot Detached Home!
- Garage with Dedicated Office Space
- Driveway Parking
- EV Charging Point
- Modern Kitchen/Diner

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in the region of

£420,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103783 - 0004

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