



Kiln Road, Horsford Norwich NR10 3SL

welcome to

Kiln Road, Horsford Norwich

NO UPWARD CHAIN - An exceptional opportunity to acquire a modern, beautifully presented semi-detached home in the highly sought after village of Horsford. Finished to a high standard throughout, this property is truly turnkey allowing the next owners to unpack and enjoy from day one.



Accommodation

OFFERED CHAIN FREE Situated in the desirable NR10 postcode, north of the city centre, this stylish and contemporary semi-detached home offers spacious, light filled accommodation suited to modern living. The home has an impressive open-plan kitchen and living room, a superb social space featuring patio doors directly into the garden, seamlessly blending indoor and outdoor living. The kitchen is fitted with quality units and includes a dishwasher and electric oven, making it both practical and elegant for everyday use and entertaining alike. The property has three bedrooms, two benefiting from built in wardrobes/fitted shelving, alongside a modern and well-appointed shower room. Each room is neutrally decorated and immaculately maintained, reinforcing the home's ready to move into condition. Externally, the west facing rear garden is beautifully kept and perfectly positioned to enjoy sunshine throughout the afternoon and evening. The front of the property enjoys ample off-road parking and a garage, with a fire safe internal access door. Set in a quiet cul de sac, the home enjoys a tranquil setting while remaining close to local amenities. Horsford itself offers an excellent range of everyday facilities including shops, a butcher, bakery, schools, recreation ground and social club, alongside excellent bus routes.

Entrance Porch

Upvc double glazed external entrance door to front aspect, radiator, and integral door to garage.

Living/Dining Area/Kitchen

L shaped room

Living Area

Upvc double glazed window to front aspect, carpeted, two radiators and integral door opening to garage.

Dining Area

Carpeted and french doors leading to rear garden.

Kitchen

A well-appointed fitted kitchen with ample work surfaces, sink with mixer tap, built in electric oven, 4 ring hob, fridge freezer, and dishwasher with well-proportioned breakfast bar.

Landing

Access to all bedrooms and bathroom plus part-boarded loft.

Bedroom 1

Upvc double glazed window to rear aspect, fitted bedroom furniture with overhead bridging unit and radiator.

Bedroom 2

Upvc double glazed window to front aspect, fitted shelving and radiator.

Bedroom 3

Upvc double glazed window to front aspect and radiator.

Bathroom

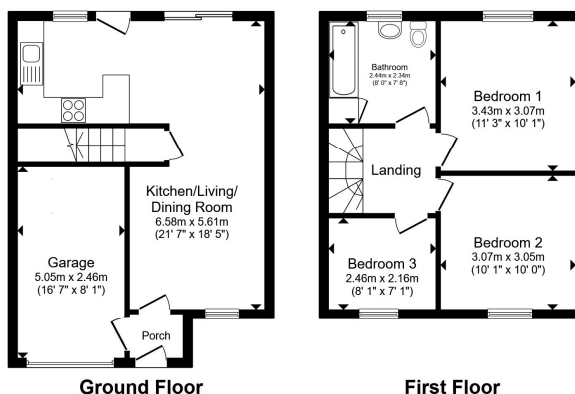
Suite comprising generous bath with twin head shower, glass shower screen, wash hand basin, heated towel rail, store cupboard and upvc double glazed window to rear aspect.

Outside

A well maintained mainly laid to lawn garden to the rear which is complemented to the front of the property by a driveway offering off road parking and garage.

Agent 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.



Total floor area 78.0 m² (840 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


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welcome to

Kiln Road, Horsford Norwich

- Stylish Semi-Detached Home
- Three Bedrooms
- Stunning Open Plan Kitchen & Living Space
- High Quality Fitted Kitchen
- Excellent Transport Links

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

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103556 - 0006

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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