



**70 Chestnut Drive | Horsford | Norwich | NR10 3GG**

**Offers In Excess Of £240,000**

**\*\* BEAUTIFULLY PRESENTED HOME THAT MUST BE VIEWED \*\*** Gilson Bailey are delighted to offer this stunning, modern two bedroom, semi-detached house situated on a popular new development in the sought-after village of Horsford. Beautifully presented throughout and offering stylish, contemporary living, the property comprises an entrance hall, spacious lounge/diner, modern fitted kitchen and WC to the ground floor, while on the first floor there are two well-proportioned bedrooms and a modern family bathroom off the landing. Outside, the property benefits from a driveway providing two off-road parking spaces, while the good-sized rear garden offers an excellent private outdoor space and includes the added benefit of an insulated shed, ideal for storage or use as a home office. Further benefits include double glazing, gas heating and attractive engineered oak flooring, with the property being presented in excellent condition throughout. This wonderful home would make an ideal first-time purchase and offers a fantastic opportunity to acquire a stylish, low-maintenance property in a desirable village location, so an early viewing is highly recommended.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Metropix 0.0.0.0

## Location

Horsford is a popular village to the north of Norwich with a range of local amenities including village school, village hall, recreation ground, shopping facilities, regular bus services to and from Norwich city centre, ease of access to the new NDR, Norwich ring road and the North Norfolk coast.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge/diner, kitchen, WC and stairs to first floor.

### Lounge/Diner 14'3" x 12'9"

Patio doors, two radiators, large cupboard.

### Kitchen 10'1" x 5'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, washing machine and dishwasher, double glazed window, radiator.

### WC 5'2" x 2'10"

Low level WC, hand wash basin, radiator.

### First Floor Landing

Doors to two bedrooms and bathroom.

### Bedroom One 12'9" x 8'2"

Two double glazed windows, radiator, bespoke fitted wardrobes.

### Bedroom Two 12'9" x 9'6"

Two double glazed windows, radiator.

### Bathroom 6'2" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

### Outside Front

Two off road parking spaces.

## Outside Rear

Lawned garden, patio seating area, large plant border, insulated shed, enclosed by timber fencing with side gate access.

## Local Authority

Broadland District Council, Tax Band B.

## Tenure

Freehold

Service Charge £260 per annum.

## Utilities

Fibre to the property.

Mains gas, water and electric.

## Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



#### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            | <b>96</b>                                                                           |
| (81-91) <b>B</b>                            | <b>85</b>                  |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

#### Local Authority

Broadland District Council, Tax Band B

#### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

<https://www.gilsonbailey.co.uk>  
01603764444