



7 Poppyfields, Horsford

Offers Over £350,000

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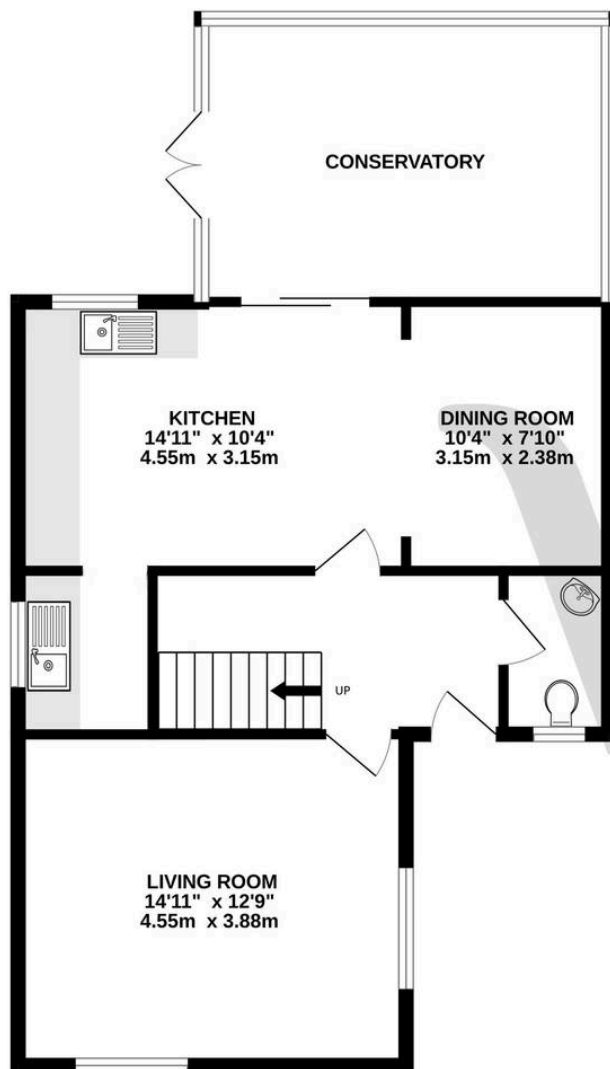




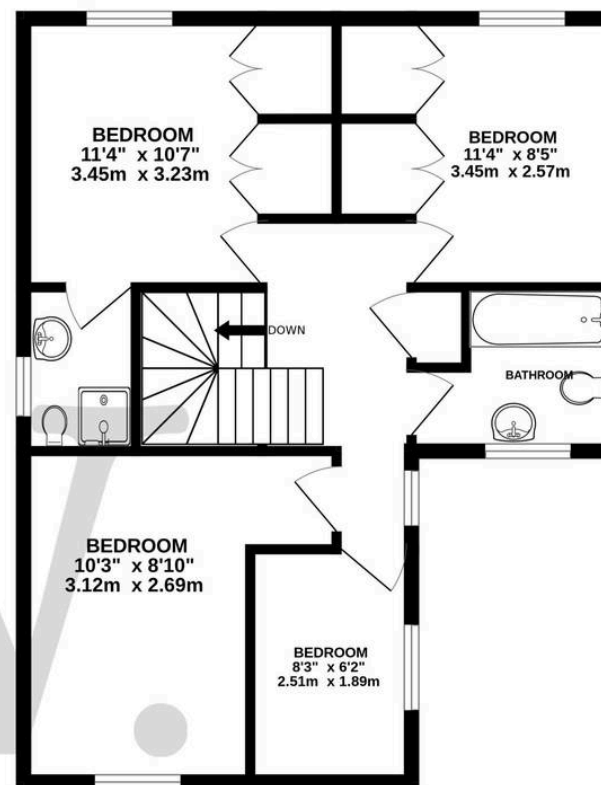




GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq.ft. (121.3 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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Summary

Situated within a quiet cul-de-sac in the popular village of Horsford, this modern detached family home offers four bedrooms, well-appointed living accommodation and an enclosed rear garden. The property further benefits from an en-suite to the main bedroom, a conservatory overlooking the garden, off-road parking and a garage.

The Property

The property opens into an entrance hall, providing access to the principal ground-floor rooms and a convenient downstairs WC. The living room offers a comfortable setting for relaxation, while the kitchen/breakfast room provides a dedicated space for everyday dining and family life.

To the rear, the conservatory creates an additional reception area, enjoying views across the garden and offering direct access outside. This versatile space is ideal for dining, entertaining or simply enjoying the outlook throughout the seasons.

Upstairs, the first floor accommodates four bedrooms, making the property well suited to families or those seeking additional space for guests or home working. The main bedroom benefits from its own en-suite, complemented by a separate family bathroom serving the remaining bedrooms.

Outside

The property occupies a position within a quiet cul-de-sac and benefits from off-road parking alongside a garage, providing useful space for vehicle storage and additional belongings.

To the rear, the enclosed garden offers a combination of lawn and patio, creating an appealing outdoor setting for relaxing, entertaining and family activities. The patio provides space for outdoor seating and dining, while the lawn offers room for children to play or for those who enjoy spending time outdoors.

Location

Horsford is a popular village to the north of Norwich, offering a range of everyday amenities and a welcoming community atmosphere. Local facilities include shops, schooling, public houses and other essential services, making it a convenient choice for families and professionals alike.

The village is well placed for access to Norwich city centre, where a wider selection of shopping, leisure, dining and cultural facilities can be found. The nearby village of Spixworth and surrounding communities provide further local amenities, while Norwich itself offers a comprehensive range of retail and entertainment options.

For commuters, Horsford benefits from convenient road links towards Norwich and the wider Norfolk area, with access to the Northern Distributor Road (NDR) helping connect to the A47, A11 and routes beyond. Norwich International Airport is also situated nearby, adding further convenience for domestic and international travel.

Combining a village setting with accessible transport links and a practical range of local amenities, Horsford remains an appealing location for those seeking a balance between everyday convenience and life outside the city.