

# propertyladder



## Lilac Close, Horsford, NR10

A Chain Free Four Bedroom Detached Home In Horsford!

**GUIDE PRICE £395,000 FREEHOLD**



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# LARGE-SCALE FAMILY LIVING BEAUTIFULLY DONE!

This impressive chain free detached family home offers exceptional space throughout, further enhanced by a substantial double storey side extension!

The property is thoughtfully arranged and begins with a welcoming large entrance hall, leading to a convenient ground floor WC. The heart of the home is the spacious kitchen/diner, complete with a dedicated breakfast seating area, ideal for modern family living. In addition, there is a generous lounge/diner providing excellent entertaining space, alongside a versatile study/reception room. To the first floor, the accommodation continues to impress with four well-proportioned double bedrooms, all accessed from a central landing. The principal bedroom benefits from a stylish en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, completing this superb and highly flexible family home!



*“an additional outbuilding complete with power and electrics”*



## Overview

- Double Storey Side Extension
- Four Bedrooms Off Central Landing
- En-Suite Shower Room & Family Bathroom
- Spacious Lounge Diner & Additional Study/Reception
- Kitchen/Diner With Breakfast Bar
- Large Driveway, Garage & Outbuilding With Power & Electrics
- Gas Combi Boiler & Underfloor Heating
- Well Maintained Garden With Large Decking Area





## Location

Lilac Close is a quiet residential cul-de-sac situated in the highly regarded village of Horsford, just a short distance north west of Norwich. The village is well known for its strong community feel and excellent range of local amenities, making it particularly popular with families and commuters alike. Horsford offers a selection of everyday conveniences including a local Co-op, traditional fish and chip shop, village pubs, a primary school, and various community facilities, while nearby Drayton and Norwich provide a wider array of shopping, leisure, and dining options.

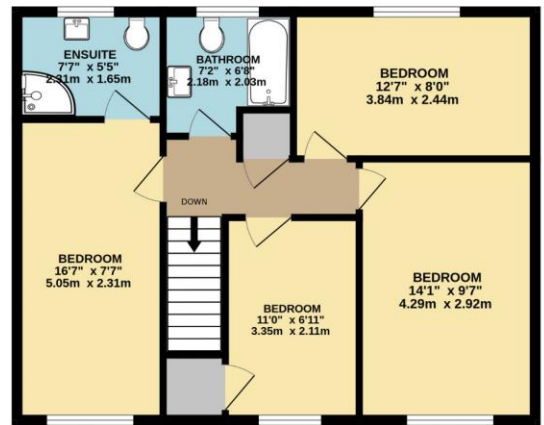


## Outside

Outside, the property is equally impressive, featuring a large driveway providing ample off road parking for multiple vehicles. In addition, there is a garage offering further parking or valuable storage space, which in turn leads to an additional outbuilding complete with power and electrics, creating a highly versatile area ideal for a home office, workshop, or further storage. To the rear, the property boasts a fully enclosed and generously sized garden. It features a substantial decking area perfect for outdoor dining and entertaining, alongside a well-maintained lawn and neatly presented flower beds and shrubs.

GROUND FLOOR  
1011 sq.ft. (94.0 sq.m.) approx.

1ST FLOOR  
637 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1648 sq.ft. (153.1 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		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: D

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

## Selling your home?

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

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