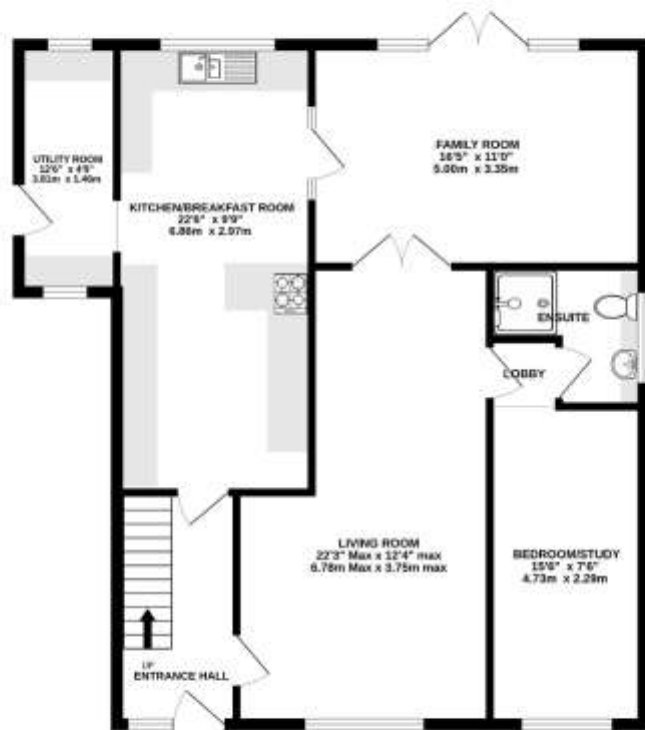


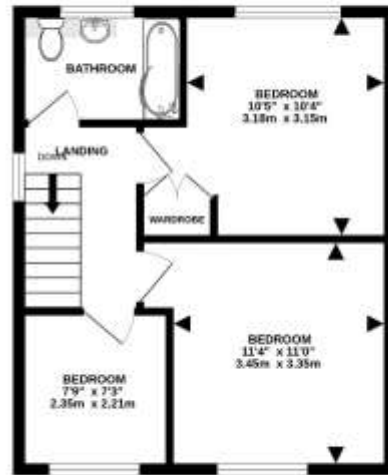
Angela Close, Horsford
£375,000 Freehold



GROUND FLOOR



1ST FLOOR



Weild 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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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Extended & Improved Detached Home
- Three/Four Bedrooms
- Luxury 22ft Kitchen Plus Separate Utility
- Bright & Spacious Lounge/Dining Room
- 16ft Second Lounge/Family Room
- Downstairs Bedroom/Study With Shower Room
- Generous Enclosed Rear Garden
- Off Road Parking
- Versatile Accommodation Throughout
- EPC Rating Tbc / Council Tax Band D

Description

Extended and beautifully improved detached family home situated in a sought-after cul-de-sac location within the popular village of Horsford.

This spacious and versatile home offers generous accommodation throughout, beginning with a welcoming entrance hall featuring stairs to the first floor and access to both the recently updated luxury kitchen and the impressive lounge/dining room.

The bright and spacious lounge/dining room provides an excellent space for family living and entertaining. A door leads to a small inner lobby, which provides access to a contemporary shower room and a versatile additional bedroom, ideal as a guest room, home office or ground-floor bedroom.

The extended luxury kitchen has been finished to a high standard and features a stylish range of wall and base units with luxury work surfaces over, space for integrated appliances and a practical breakfast bar. A separate utility room provides additional storage and workspace, with direct access to the rear garden.

Completing the ground floor is a superb family room overlooking the rear garden, creating an additional reception space that is perfect for relaxing or entertaining.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, all served by a modern three-piece family bathroom.

Outside

Outside, the front of the property offers off-road parking via a shingle driveway, complemented by an attractive paved side garden. The generous enclosed rear garden is predominantly laid to lawn and benefits from two patio seating areas, providing the ideal setting for outdoor dining and entertaining.

Location

Conveniently located within easy reach of Horsford's local schools, shops and everyday amenities, this impressive home combines modern living with flexible accommodation, making it an excellent choice for growing families.

Horsford is a village 6 miles North of Norwich and is situated directly from the newly built NDR. Horsford benefits from a good range of shops, public houses, post office and has a split site Primary School. Surrounded by woodland and countryside this popular village also has a doctor's surgery, veterinary practice and good bus services.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax D

Directions

From the B1149 Holt Road, turn right into Mill Lane and right into Angela Road. Turn right into Angela Close where the property can be found indicated by our For Sale Board.

