



Angela Road, Horsford, NR10

Extended And Deceptively Spacious Four Bedroom Chalet!

OFFERS OVER **£325,000** FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A SPACIOUS VERSATILE VILLAGE CHALET!

Currently arranged as a four-bedroom home with a study/playroom, the layout provides excellent versatility and could easily suit a range of lifestyles. The property also offers the added benefit of ground floor bedroom and bathroom accommodation, making single-storey living an option if required. The spacious living room is a welcoming space, centred around a feature fireplace, and flows effortlessly into a bright conservatory overlooking the rear garden, providing a wonderful additional reception space for relaxing or entertaining.

At the heart of the home is the modern kitchen breakfast room, featuring contemporary units, a practical breakfast bar for informal dining, and double doors opening onto the garden, creating a lovely connection between the indoor and outdoor spaces.

The ground floor bedroom benefits from fitted wardrobes, while upstairs the bedrooms are served by a modern WC. One of the first-floor bedrooms features a triple glazed Velux window, bringing in plenty of natural light while offering excellent insulation.



“ a generous lawned garden, perfect for families, gardening enthusiasts ”



Overview

- Flexible four bedrooms plus study/playroom layout
- Spacious lounge with feature fireplace
- Conservatory overlooking the rear garden
- Modern kitchen breakfast room with breakfast bar
- Double doors opening onto the garden
- Ground floor bedroom with fitted wardrobes
- Walk-in loft and triple glazed Velux window upstairs





Location

Horsford is a highly sought-after Broadland village located to the north of Norwich, offering a fantastic blend of village charm and everyday convenience. The village provides a range of useful amenities including shops, pubs, schooling and a medical centre, making it ideal for families and those seeking a well-served community.

For those who enjoy the outdoors, the property is perfectly positioned with countryside walks, woodland and green spaces at the end of the road in both directions, including the beautiful Broadland Country Park. The village also benefits from excellent road links with easy access to Norwich city centre, Norwich Airport and the Northern Distributor Road, connecting you easily across the region.



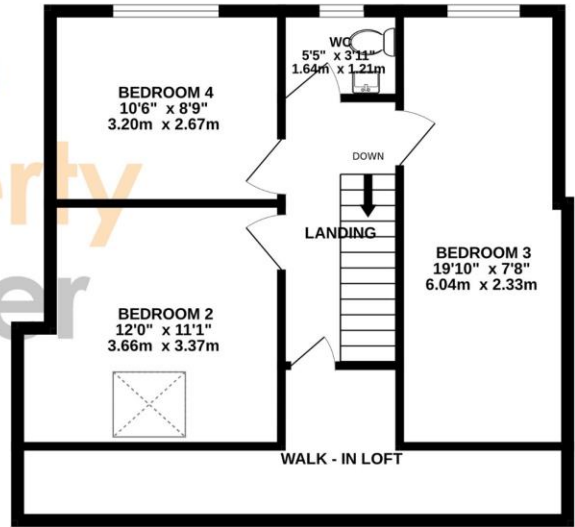
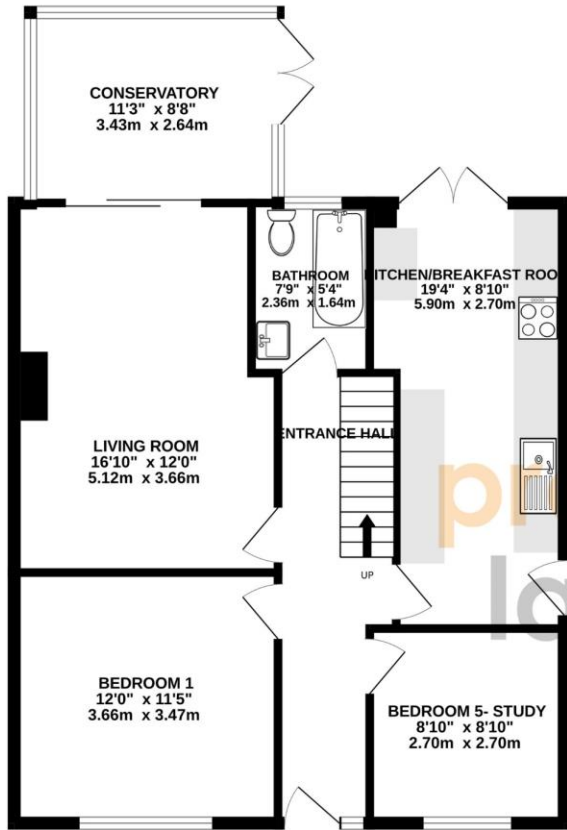
Outside

Outside, the property continues to impress. To the front there is ample off-road parking, along with a large carport offering additional covered parking or storage. To the rear you will find a generous lawned garden, perfect for families, gardening enthusiasts or outdoor entertaining, and complemented by a timber garden building.

Homes offering this level of space, flexibility and presentation in such a convenient village location are always popular, and early viewing is strongly recommended.

GROUND FLOOR
798 sq.ft. (74.2 sq.m.) approx.

1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

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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98 Crostwick Lane, Spixworth, NR10 3NQ
T 01603 898100
propertyladderonline.com

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