

FREEHOLD



House - Detached

53 FLAG CUTTERS WAY, HORSFORD, NORWICH, NR10 3FZ

Offers In Excess Of

£450,000

FEATURES

- Detached Family Home
- Kitchen/Dining Room
- Four Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Lounge & Study
- Utility Room
- Ensuite Shower Room
- Single Garage & Driveway
- Solar Panels



4 Bedroom House - Detached located in Norwich

Situated in the desirable location of Horsford, this splendid detached family home offers an ideal blend of comfort and modern living. With four generously sized double bedrooms, this property is perfect for families seeking space and versatility.

Upon entering, you are greeted by a welcoming hallway that leads to all rooms including the inviting main reception room the lounge. The lounge provides a perfect setting for relaxation, whilst the addition of the study offers a quiet space for work or study. The heart of the home is undoubtedly the spacious kitchen/dining room, which is designed for both cooking and entertaining, making it a delightful space for family gatherings.

The master bedroom boasts the luxury of an ensuite shower room, ensuring privacy and convenience. Additionally, the property features a well-appointed four-piece family bathroom suite, catering to the needs of the entire household.

Outside, the home is complemented by a garage and a driveway, providing ample off road parking spaces. The gardens with the property offer a lovely outdoor retreat, perfect for enjoying the fresh air or hosting summer barbecues.

This delightful home in Horsford is not just a property; it is a place where cherished memories can be made. With its spacious layout and convenient amenities, it is an opportunity not to be missed so call us on 01603 338433 to arrange your time to view

Entrance Hall

With front entrance door, doors to all rooms, radiator and stairs leading to the first floor.

Study

7'8" x 9'3"

With double glazed window to the front aspect and radiator.

Lounge

17'8" x 12'2"

With bay double glazed window to the front aspect and two radiators.

Cloakroom

Fitted with a two piece suite comprising of low level w.c, hand wash basin with pedestal, understairs cupboard radiator and window to the side aspect.

Kitchen/Dining Room

20'0" x 11'3"

Fitted with a range of wall, base and drawer units with work surfaces over, tiled splash backs, integrated double electric oven, gas hob and extractor over, integrated dishwasher, integrated fridge/freezer, double glazed doors and windows to the rear aspect, tiled floor and door leading to the Utility Room.

Utility Room

8'3" x 5'2"

Fitted with wall and base units with worksurface over, sink unit, wall mounted boiler and radiator.

Landing

With doors to all Bedrooms and Family Bathroom, loft access, radiator and window to the side aspect.

Bedroom 1

12'2" x 12'11"

With two sets of triple fitted wardrobes, window to the front aspect and radiator.

Ensuite

Fitted with a three piece suite comprising of shower cubicle, hand wash basin with pedestal and low level w.c. Part tiled walls, tiled floor, double glazed window to the side aspect and radiator.

Bedroom 2

13'4" x 9'6"

With two double glazed windows to the front aspect and radiator.

Bedroom 3

9'11" x 9'9" min 12'7" max

With two double glazed windows to the rear aspect, radiator and triple built in wardrobes.

Bedroom 4

10'1" x 9'11" max 8'0" min

With radiator and double glazed window to the rear aspect.





NORWICH SALES | 4 THE SQUARE THORPE MARRIOTT NORWICH NR8 6XE



Family Bathroom

Fitted with a four piece suite comprising of low level w.c, hand wash basin, panelled bath and shower cubicle, part tiled walls, heated towel rail and double glazed window to the rear aspect.

Outside

The property is approached by a driveway providing off road parking and leading to the single garage with up and over door. The garden to the front features a variety of plants and shrubs and is enclosed by a picket style fence and a pathway leading to the front door. To the rear the garden is mainly laid to lawn with a patio area closest to the property, side access gate and side access door into the garage all is enclosed by timber fencing.

Agents Note

There is a yearly maintenance charge with this property.



Call us on

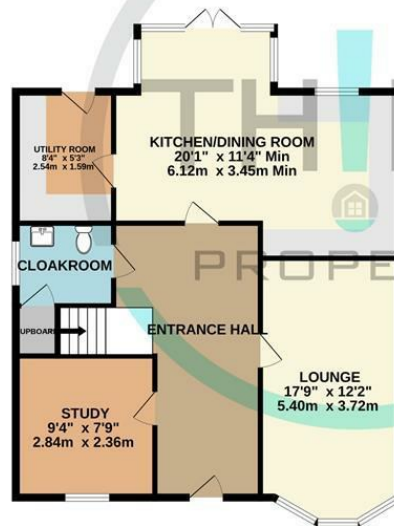
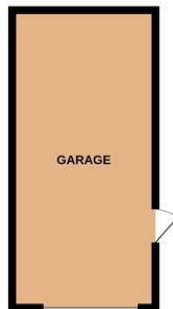
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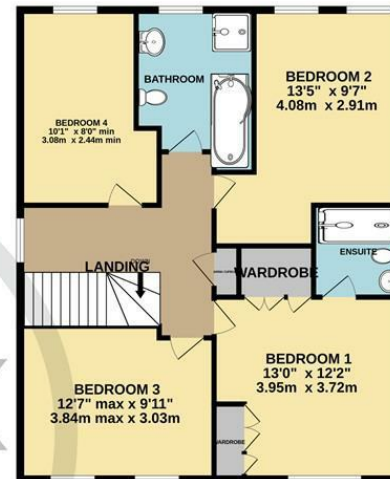
Council Tax Band

E

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

