

Angela Close, Horsford
Guide Price £280,000 - £290,000 Freehold



TOTAL FLOOR AREA: 913 sq ft. (84.9 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measured from measurements of plans, actual, built and any other items are approximate and no responsibility is taken for any error, omission or any discrepancy. This plan is for illustrative purposes only and should be read in conjunction with any other documents. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency over the years.
 Please visit www.zebra.co.uk



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

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

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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 Semi Detached House
- Three Well Proportioned Bedrooms
- Spacious Kitchen/Breakfast Room
- Lounge With Feature Fireplace
- Dining Room & Home Office/Play Room
- Conservatory
- Modern Shower Room
- Driveway
- Single Garage & Carport
- Enclosed Rear Garden
- Quiet Cul-de-Sac Location
- EPC Rating D / Council Tax Band C

Description

We are delighted to bring to the market this extended three-bedroom semi-detached home, situated in the popular village of Horsford.

Tucked away within a quiet cul-de-sac, the property is presented in good order throughout and offers well-proportioned, versatile accommodation. Early viewing is highly recommended.

The accommodation comprises; entrance hallway with stairs rising to the first floor and doors leading to the sitting room and kitchen/breakfast room. The sitting room enjoys a feature fireplace and a window to the front aspect, creating a bright and welcoming space. The kitchen/breakfast room measures in excess of 18ft and is fitted with a range of wall and base units, with ample space for appliances. There are two useful storage cupboards, a door to the side aspect and an archway leading through to the dining room. The dining room is a good-sized space with a doorway to a further reception room, ideal as a home office/playroom could easily be opened up to create one larger area if desired. The office benefits from sliding doors opening into the conservatory, which in turn features French doors leading out to the rear garden.

To the first floor, the landing provides access to all three bedrooms and the shower room. The bedrooms are all well-proportioned and benefit from useful built-in storage. The modern shower room is fitted with a three-piece white suite comprising a shower cubicle, low-level WC and a hand wash basin set within a vanity unit.

Outside

Externally, the front of the property offers a large driveway providing ample off-road parking for multiple vehicles, with access to a single garage and car port. To the rear, the enclosed garden is mainly laid to lawn with mature flower and shrub borders, a separate patio area and timber fencing to boundaries, ideal for outdoor enjoyment.

Location

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, Electricity, Oil Fired Central Heating and Broadband are all connected.

Local Authority

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

Directions

From the B1149 Holt Road, turn right into Mill Lane and right into Angela Road and right into Angela Close where the property can be found on the right hand side.

