propertyladder









Columbine Road, Horsford, NR10 3RT

Impressive detached House with three bedrooms, two reception room and a garage office

£325,000 FREEHOLD

BRITISH PROPERTY AWARDS
2023, 2024 & 2025
GOLD WINNER
ESTATE AGENT IN NORWICH (NR10-16)

Delightful detached home in sought-after Horsford

An attractive bay-fronted detached home in the popular village of Horsford, offering versatile accommodation, a beautifully landscaped garden and a stylish garden room.

Situated on Columbine Road, the property features an entrance hall, ground floor WC, kitchen/breakfast room and two separate reception rooms. Upstairs are three bedrooms, including two generous doubles, with built-in wardrobes and an en-suite to the principal bedroom, plus a family bathroom.

The converted garage provides a garden room measuring approximately 14'10" x 7'1" (4.52m x 2.16m), with double doors opening onto the garden, making it ideal for a home office or hobby space. A bespoke shed provides additional storage.
The landscaped rear garden features a central lawn, established planting, colourful borders, a patio for outdoor dining and a secluded raised decked seating area. To the front, there is a lawned garden, driveway parking and an electric vehicle charging point, with potential to increase parking subject to necessary permissions and alterations.

Offering flexible living space and attractive gardens, this is a home well worth viewing.



"One of the property's standout features is the converted garage, now providing a smart garden room"



- **Attractive bay-fronted detached home in popular Horsford**
- **Converted garage garden room/home office**
- **Three bedrooms, principal with en-suite**
- **Two reception rooms for flexible living**
- **Kitchen/breakfast room**
- **Ground floor WC and family bathroom**
- **Landscaped south-facing garden with lawn and patio**



Location

Horsford is a popular and well-served village to the north of Norwich, offering a good balance of village life and convenient access to the city. Local amenities, shops, schooling and everyday services are available within the village, while the surrounding countryside provides opportunities for walking and enjoying the outdoors. Norwich is readily accessible for a wider choice of shopping, restaurants, leisure facilities and employment opportunities. The village is also well placed for road connections towards Norwich, the northern suburbs and the wider Norfolk area, making Horsford an appealing choice for families and commuters alike.











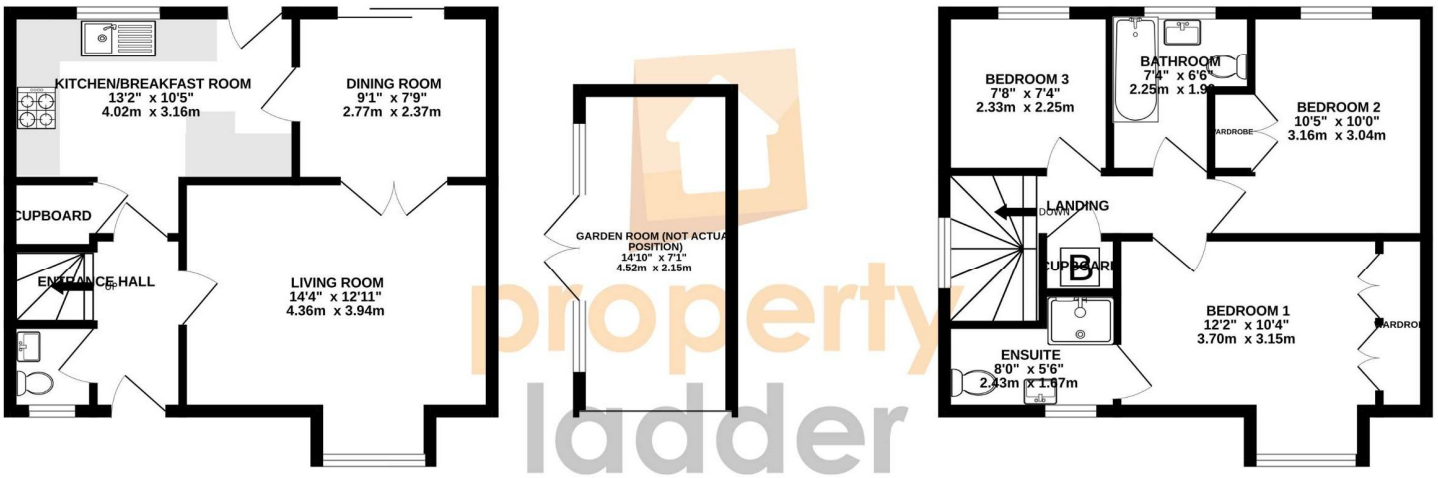
Outside

Outside, the rear garden has been thoughtfully landscaped, with a central lawn surrounded by established planting, colourful flower beds and shrubs. A patio area provides space for outdoor dining, while a quaint pathway leads through the garden to a raised decked seating area tucked away amongst the planting. This more secluded spot creates a lovely place to sit and enjoy the garden.

To the front, a lawned garden complements the property, alongside a driveway providing off-road parking and an electric vehicle charging point. There is also potential to increase the parking area, subject to any necessary permissions and alterations.

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

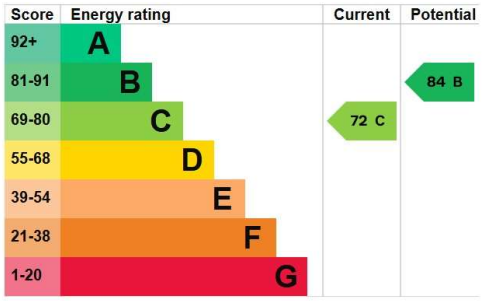
1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.2 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



Council Tax Band: D

Local Authority: Broadland District Council

Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity



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