



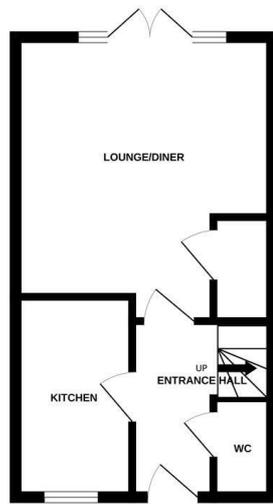
20 Willow Way | Horsford | Norwich | NR10 3GE

Guide Price £240,000

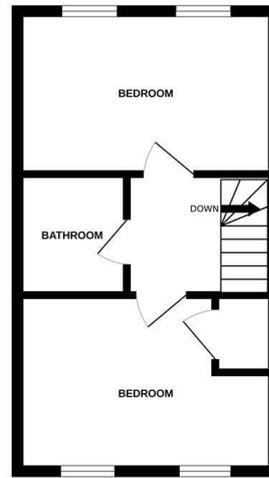
****GUIDE PRICE £240,000 - £250,000 EXCELLENT FIRST TIME BUY ON A NEW MODERN ESTATE**** Gilson Bailey are delighted to offer this stunning modern two-bedroom semi-detached home, located in the highly sought-after village of Horsford and offering beautifully presented, move-in-ready accommodation—perfect for first-time buyers. The property features a welcoming entrance hall leading to a bright and spacious lounge/diner ideal for both relaxing and entertaining, a contemporary kitchen, and a convenient ground floor WC. Upstairs, two well-proportioned bedrooms and a stylish bathroom are accessed from the landing. Outside, the home continues to impress with two off-road parking spaces to the front and a generous rear garden, mainly laid to lawn with a patio area—perfect for outdoor dining and enjoying the warmer months. With the added benefits of double glazing, gas central heating, and excellent condition throughout, this superb home is ready to be enjoyed from day one—early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in measurement. This plan is for illustrative purposes only and should be checked 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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Location

Horsford is a popular village to the north of Norwich with a range of local amenities including village school, village hall, recreation ground, shopping facilities, regular bus services to and from Norwich city centre, ease of access to the new NDR, Norwich ring road and the North Norfolk coast.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, WC and stairs to first floor.

Lounge/Diner 14'4" x 12'9"

Patio doors, two radiators, storage cupboard.

Kitchen 10'1" x 5'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated washing machine and dishwasher, space for fridge/freezer, double glazed window.

WC 5'3" x 2'10"

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 12'9" x 8'1"

Two double glazed windows, radiator.

Bedroom Two 12'10" x 9'6"

Two double glazed windows, radiator, cupboard.

Bathroom 6'2" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail.

Outside Front

Two off road parking spaces.

Outside Rear

Patio seating area, lawned garden, timber shed, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band B.

Tenure

Freehold

Service charge £260 per annum.

Utilities

Fibre to the property.

Mains gas, water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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	

Local Authority

Broadland District Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.