



Kiln Road, Horsford Norwich NR10 3SL

welcome to

Kiln Road, Horsford Norwich

NO UPWARD CHAIN - An exceptional opportunity to acquire a modern, beautifully presented semi-detached home in the highly sought after village of Horsford. Finished to a high standard throughout, this property is truly turnkey allowing the next owners to unpack and enjoy from day one.



Accommodation

****OFFERED WITH NO ONWARD CHAIN**** Situated within the desirable NR10 postcode, just north of Norwich city centre, this stylish and contemporary semi-detached home offers spacious, light filled accommodation perfectly suited to modern living. The heart of the home is the impressive open-plan kitchen and living room, a superb social space featuring patio doors that open directly into the garden, seamlessly blending indoor and outdoor living. The kitchen is fitted with quality units and includes a dishwasher and electric oven, making it both practical and elegant for everyday use and entertaining alike. The property offers three bedrooms, with two benefiting from built in wardrobes/fitted shelving, alongside a modern and well-appointed shower room. Each room is neutrally decorated and immaculately maintained, reinforcing the home's ready to move into condition. Externally, the west facing rear garden is a real highlight - beautifully kept and perfectly positioned to enjoy sunshine throughout the afternoon and evening. To the front, the property enjoys ample off-road parking and a garage, which benefits from a fire safe internal access door, adding both convenience and peace of mind. Set within a quiet cul de sac, the home enjoys a tranquil setting while remaining close to local amenities. Horsford itself offers an excellent range of everyday facilities including shops, a butcher, bakery, schools, recreation ground and social club, alongside excellent bus routes.

Entrance Porch

Upvc double glazed external entrance door to front aspect and radiator.

Living/Dining Area/Kitchen

L shaped room

Living Area

Upvc double glazed window to front aspect, carpeted, two radiators and integral door opening to garage.

Dining Area

Carpeted and french doors leading to rear garden.

Kitchen

A well-appointed fitted kitchen with ample work surfaces, sink with mixer tap, built in electric oven, 4 ring hob, fridge freezer, and dishwasher with well-proportioned breakfast bar.

Landing

Access to all bedrooms and bathroom plus part-boarded loft.

Bedroom 1

Upvc double glazed window to rear aspect, fitted bedroom furniture with overhead bridging unit and radiator.

Bedroom 2

Upvc double glazed window to front aspect, fitted shelving and radiator.

Bedroom 3

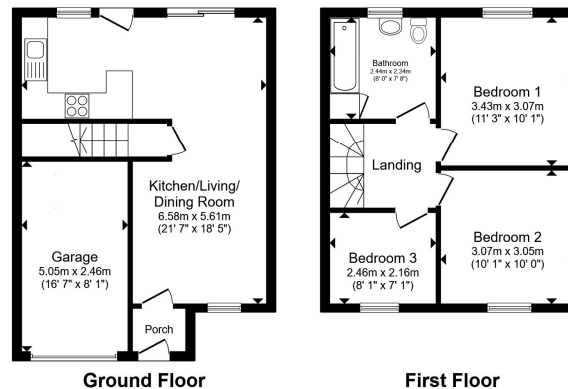
Upvc double glazed window to front aspect and radiator.

Bathroom

Suite comprising generous bath with twin head shower, glass shower screen, wash hand basin, heated towel rail, store cupboard and upvc double glazed window to rear aspect.

Outside

A well maintained mainly laid to lawn garden to the rear which is complemented to the front of the property by a driveway offering off road parking and garage.



Total floor area 78.0 m² (840 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Kiln Road, Horsford Norwich

- Stylish Semi-Detached Home
- Three Bedrooms
- Stunning Open Plan Kitchen & Living Space
- High Quality Fitted Kitchen
- Beautifully Maintained West Facing Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£290,000



directions to this property:

From the W H Brown office in Hellesdon on the Reepham Road head north towards Taverham and take the third exit at the roundabout towards Horsford and at the next roundabout continue over onto Holt Road into the village of Horsford and turn left onto Gordon Godfrey Way, Kiln Road is the first turning on the right hand side where the property can be found.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103556 - 0002

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