



FREEHOLD

House - Detached

# FLAG CUTTERS WAY HORSFORD NR10 3FZ

Offers In Excess Of

# £425,000

## FEATURES

- Stunning Detached House
- Four Bedrooms
- Ensuite
- Family Bathroom
- Sitting Room
- Kitchen/Dinig Room
- Utility Room
- Study
- Garage
- Landscaped rear Garden



# 4 Bedroom House - Detached located in Horsford

Welcome to this charming area of Horsford, this stunning detached house on Flag Cutters Way is a true gem that has been lovingly enhanced since its construction. As you step inside, you are greeted by a bright entrance hall that sets the tone for the rest of the home. The ground floor boasts two inviting reception rooms, including a spacious sitting room, a convenient WC, and a dedicated study, perfect for those who work from home. The heart of the home is undoubtedly the beautiful kitchen and dining room, which offers outstanding views of the meticulously landscaped rear garden. This space is ideal for showcasing your culinary skills and seamlessly connects to a practical utility room.

Venturing to the first floor, you will find a generous landing that leads to the principal bedroom, complete with an ensuite shower room for added privacy. Three additional bedrooms provide ample space for family or guests, while the family bathroom features a luxurious four-piece suite, allowing you to choose between a relaxing bath or a refreshing shower.

The exterior of this property truly shines, with a front garden that enhances its kerb appeal and a long driveway leading to a detached garage. The rear garden is a spectacular retreat, beautifully landscaped with multiple patios and a sun terrace, perfect for entertaining or unwinding. A serene Japanese-style garden at the top terrace overlooks the formal pond, complete with a soothing waterfall, while a central lawn offers a perfect spot for children to play.

This home is an ideal sanctuary for families, especially with the summer months approaching. It is a perfect place to relax, entertain, and create lasting memories. Do not miss the opportunity to view this exceptional property and make it your new home.

## Entrance Hall

Light and bright and very welcoming, stairs to the first floor, radiator, doors to sitting room, kitchen/dining room and wc, along with the study.

## Wc

Sealed unit double glazed window to the side, wc, wash hand basin.

## Sitting Room

17'0 x 12'0

Sealed unit double glazed bay window to the front and radiator.

## Kitchen/Dining Room

20'0 x 9'11

Sealed unit double glazed window to the rear, sealed unit double glazed double doors and windows out to the beautiful landscaped rear garden. Range of base and wall mounted units, sink unit, a range of integrated appliances to include, gas hob, oven and extractor fan over, fridge/freezer, dishwasher and washing machine.

## Utility Room

8'0 x 5'0

Sealed unit double glazed door to the rear, range of units, sink unit.

## Study

8'0 x 5'0

Sealed unit double glazed window to the front and radiator.

## Landing

Sealed unit double glazed window to the side, doors to airing cupboard, doors to all the bedrooms and the family bathroom.

### Principal Bedroom

13'0 x 12'0

Sealed unit double glazed window to the front, radiator and door to the ensuite. Wardrobes.

### Ensuite Shower Room

Sealed unit double glazed window to the side, shower cubicle, wash hand basin and wc. Splash backs.

### Bedroom Two

13'0 x 9'0

Sealed unit double glazed windows to the front, radiator.

### Bedroom Three

10'0 x 9'0

Sealed unit double glazed windows to the rear, radiator.

### Bedroom Four

10'0 x 7'10

sealed unit double glazed window to the rear and radiator.

### Family Bathroom

Sealed unit double glazed window to the rear, panel bath, shower cubicle, wash hand basin and wc. Splash backs and radiator.





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### Outside

To the front of the property there is a nice garden with pathway to the entrance, driveway to the side, parking for several vehicles leading to the garage. Garage is detached 19'0 x 9'11 with up and over door. Gate to the rear garden which has been beautifully landscaped with multiple patio's and sun terrace along with the peaceful Japanese styled garden to the top terrace, overlooking the garden and the formal pond with its relaxing waterfall. Lawned to the centre. Overall a perfect spot to relax or entertain.

### Agents Note

Estate charge of £260.62 per year payable



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Council Tax Band

**E**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>98</b>	<b>99</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



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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