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Oatfield Close, Horsford, Norwich, NR10 3RS

# Oatfield Close, Horsford, Norwich, NR10 3RS

Located in a quiet, prestigious cul-de-sac in the desirable village of Horsford, this beautifully modernised three-bedroom detached home offers expansive living spaces and a private, sun-drenched garden. A rare opportunity in a prime location. Call today to book your viewing!



## Entrance Hall

External entrance door and upvc double glazed window to front aspect, stairs rising to first floor landing, storage cupboard, door to wc, and kitchen.

## Wc

Suite comprising wc, wash hand basin, and upvc double glazed window to side aspect.

## Kitchen

A range of wall and base units with work surfaces over and tiled splash backs, integrated double oven, induction hob, fridge freezer, and dishwasher, inset ceiling spotlights, upvc double glazed door to side aspect, and window to rear.

## Living Room

Upvc double glazed bay fronted window to front aspect, tiled flooring with underfloor heating, arch opening to conservatory.

## Conservatory

Of upvc construction on a brick base with double doors opening to rear garden.



## First Floor Landing

Storage cupboard, boarded loft space, doors to all three bedrooms and bathroom.

## Bedroom One

Built in wardrobe, radiator, and upvc double glazed window to front aspect.

## Bedroom Two

Spacious second bedroom with radiator and upvc double glazed window to rear aspect and built in wardrobe.

## Bedroom Three

Upvc double glazed window to rear aspect and radiator.

## Bathroom

Suite comprising bath, part tiled splash wash hand basin and wc set into a vanity unit, and heated towel rail.

## Converted Garage/Office Space

Currently used as a home office with built in wall units with workspace. External entrance door and window to front aspect.

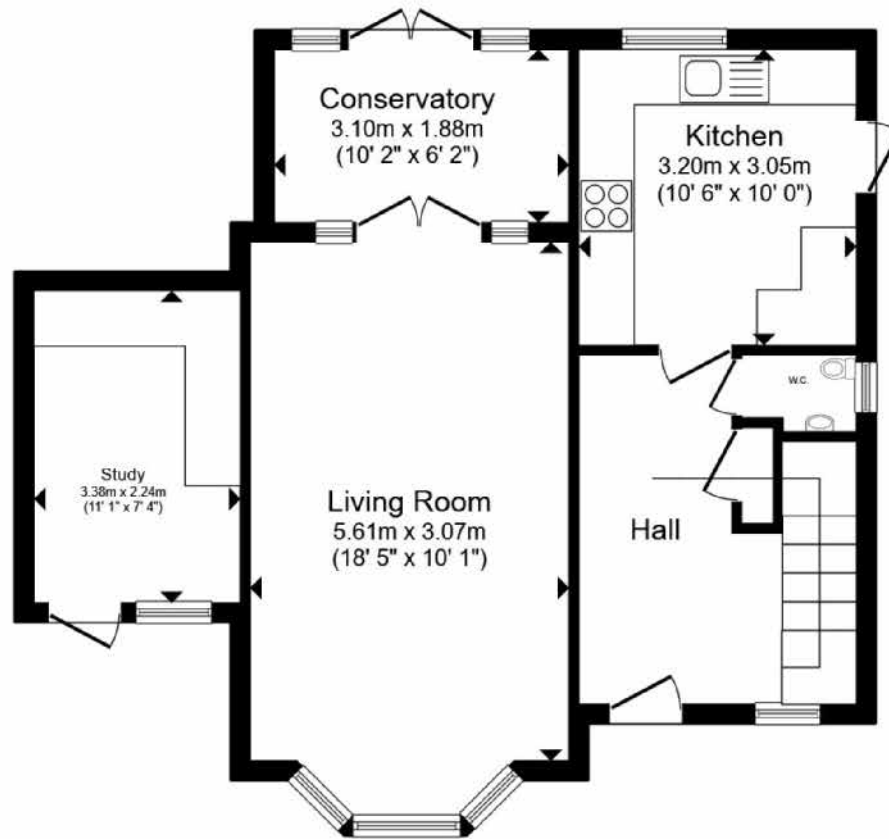
## Outside

To the front of the property a spacious open space allows

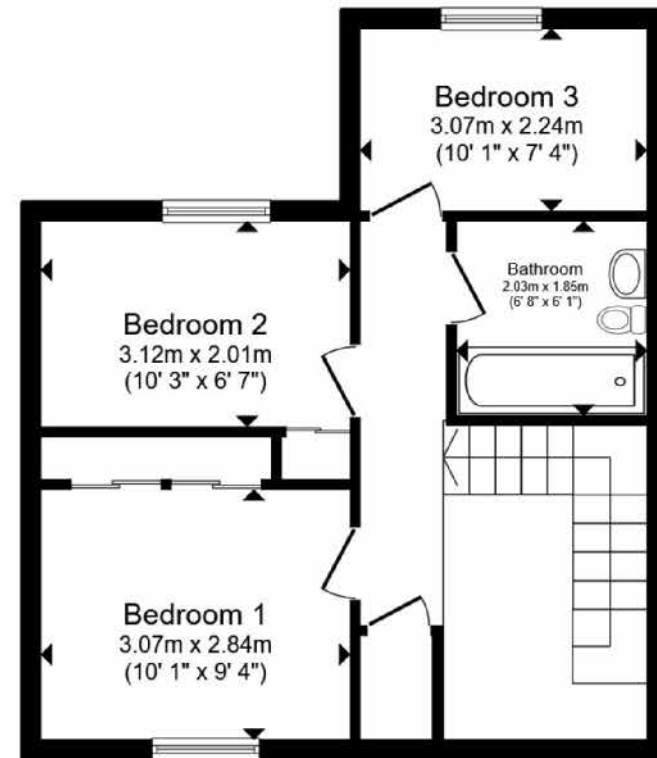


parking for multiple vehicles, with tended planters and enclosed in part by panelled fencing. This is complemented to the rear of the property with a lawned garden and patio areas, raised plant and shrub beds and outside tap.





**Ground Floor**



**First Floor**

Total floor area 100.2 m<sup>2</sup> (1,078 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](http://www.propertybox.io)



# welcome to Oatfield Close, Horsford, Norwich, NR10 3RS

This three-bedroom detached residence artfully balances contemporary aesthetics with everyday functionality, offering a sophisticated lifestyle for those who crave village peace with the benefit of proximity to local amenities and the vibrant city of Norwich. Tucked away at the quiet conclusion of a premier cul-de-sac in Horsford, this property is not to be missed.

**As you enter the home a bright, inviting entrance hall leads to the home's social focal point: an expansive open-plan living area. Designed for both quiet evenings and lively entertaining, Underfloor heating compliments the bright and open lounge diner and conservatory. The space transitions effortlessly into a well-equipped kitchen and a discreet cloakroom adds a practical touch to the main level. Upstairs is dedicated to comfort, the primary suite serves as a private sanctuary, boasting generous proportions and a built-in wardrobe. Two further bedrooms offer a blank canvas, equally suited as vibrant children's rooms, a professional home office, or a welcoming guest wing. These are served by a crisp, contemporary family bathroom. Outside, the rear garden is a secluded, low-maintenance sun trap escape. Access to the converted garage, currently used as an office/storage space. The front provides kerb appeal and effortless private parking. Located in the heart of Horsford, you are steps away from local charm and primary schooling, with the NDR and access to the vibrant city centre just a stone's throw away.**

Offers in excess of

## £375,000

- Well Presented Detached Family Home
- Converted Garage/Office
- Three Bedrooms
- Conservatory

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



To find out more information or to arrange a viewing call

## 01603 487888

or email [hellesdon@williamhbrown.co.uk](mailto:hellesdon@williamhbrown.co.uk)

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