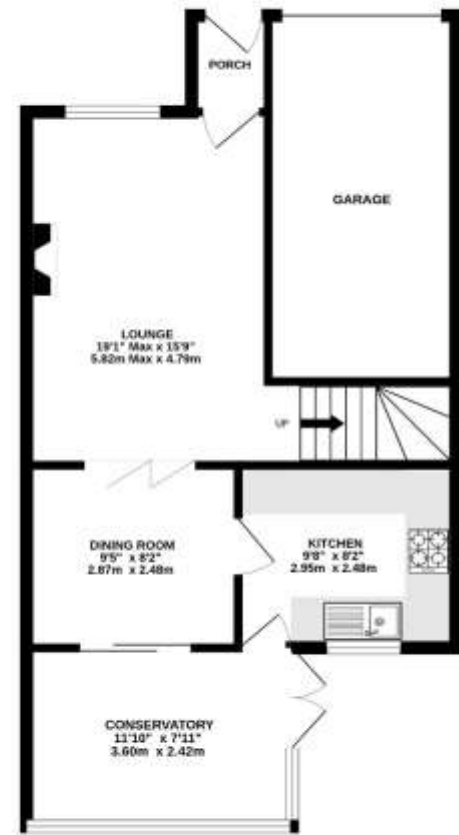
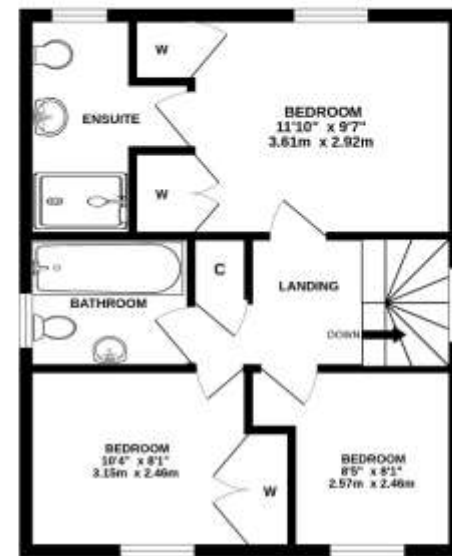


Gordon Godfrey Way, Horsford
£270,000 Freehold

GROUND FLOOR



1ST FLOOR



We do every effort to ensure the accuracy of the floorplans contained here. Measurements of doors, windows, rooms and any other details 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metshape 10/2017



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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PROFESSIONALS

We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Well Presented Semi Detached House
- Three Bedrooms
- Fitted Kitchen
- Dining Room & Conservatory
- Family Bathroom Suite
- Enclosed Rear Garden
- Garage & Driveway
- Edge Of Development Location
- Offered With No Onward Chain
- EPC Rating Tbc / Council Tax Band C

Description

Iconic are delighted to present this well-appointed three-bedroom home, occupying an enviable edge-of-development position on this popular modern development in Horsford.

Tucked away along a quiet road off Gordon Godfrey Way, serving just three properties, the property enjoys a pleasant backdrop of mature trees with open countryside beyond, offering a greater sense of privacy and seclusion. Available with the added benefit of no onward chain, this is an excellent opportunity for first-time buyers, downsizers or investors alike.

The accommodation begins with a welcoming entrance hall leading through to a spacious sitting room, which enjoys an open-plan feel with access to the dining area and staircase rising to the first floor. The dining room provides an excellent space for family meals and entertaining, with direct access to both the kitchen and conservatory. The kitchen is fitted with a range of wall and base units complemented by work surfaces, an integrated electric oven, four-ring gas hob with extractor hood over, wall-mounted boiler, and space for additional appliances. The conservatory offers additional living space and enjoys views over the rear garden and the mature tree line beyond. Featuring a polycarbonate roof and French doors opening to the side, it provides a bright and versatile room suitable for year-round use.

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from two built-in wardrobes and a modern en-suite shower room fitted with a three-piece suite. Bedroom two also enjoys the convenience of a built-in wardrobe, whilst the third bedroom offers a versatile space, ideal as a child's room, guest bedroom or home office. The family bathroom is fitted with a three-piece suite comprising a panelled bath, wash hand basin and low-level W/C

Outside

Externally, the property benefits from a private driveway providing ample off-road parking and access to the single garage with up-and-over door.

To the rear, the enclosed garden is predominantly laid to lawn with a patio seating area and established flower and shrub borders. Beyond the garden lies a mature tree boundary, with open fields situated beyond, enhancing the property's attractive edge-of-development setting.

Location

Horsford is a village 6 miles North of Norwich and is situated directly from the newly built NDR. Horsford benefits from a good range of shops, public houses, post office and has a split site Primary School. Surrounded by woodland and countryside this popular village also has a doctor's surgery, veterinary practice and good bus services.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax C

Tenure

Freehold

Directions

From the B1149 Holt Road, turn left into Gordon Godfrey Way and follow the road to the end. Where the property can be found on the right hand side.

