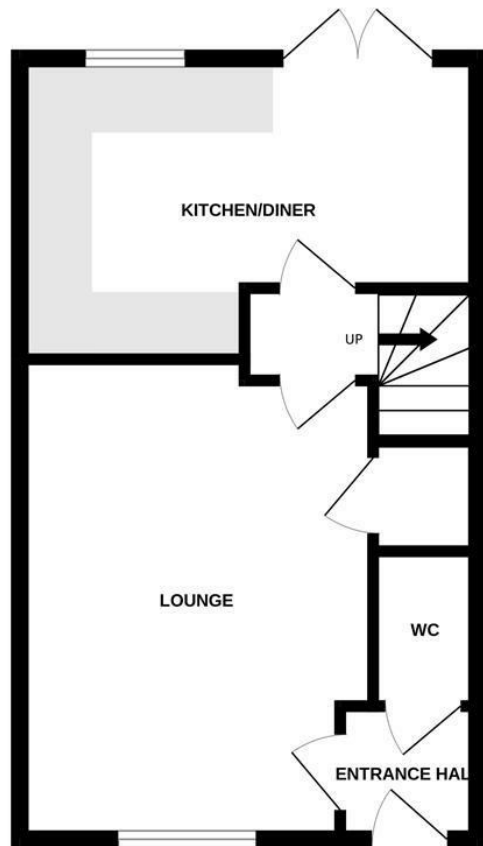
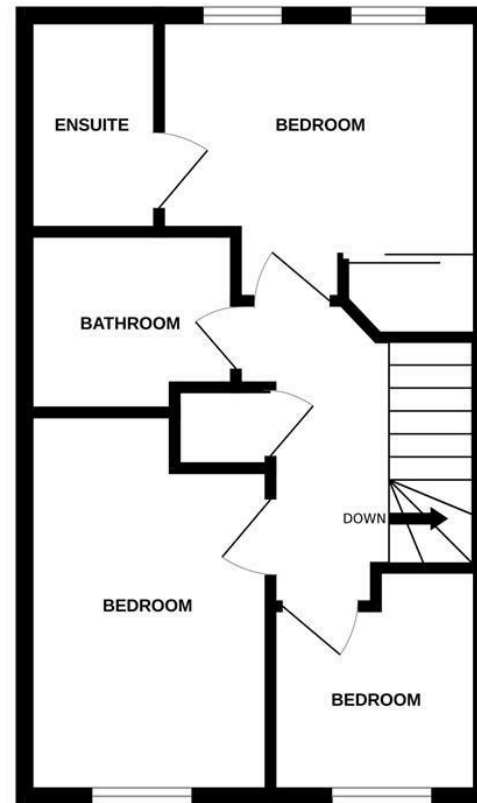


GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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	



40 Chestnut Drive | Horsford | Norwich | NR10 3GG

Offers In Excess Of £300,000

****A MUST SEE STUNNING MODERN HOME**** Gilson Bailey are delighted to offer this stunning three-bedroom semi-detached home within a sought-after modern development in the ever-popular village of Horsford and offers the perfect blend of contemporary style and everyday comfort. Beautifully maintained and impeccably presented throughout, the property welcomes you with an entrance hall leading to a cosy yet elegant lounge and a sleek, sociable kitchen/diner designed for modern family living, complemented by a convenient ground floor WC. Upstairs, three well-proportioned bedrooms are arranged off the landing, including a luxurious principal suite with its own en-suite shower room, alongside a stylish family bathroom. Outside, a private driveway provides off-road parking, while to the rear you'll discover a larger-than-average, wonderfully kept, south-west facing garden – a true suntrap and ideal space for entertaining or relaxing in peaceful surroundings. With double glazing, gas central heating and turnkey condition throughout, this exceptional home is perfectly suited to first-time buyers and growing families alike – early viewing is essential to avoid disappointment.



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.

<https://www.gilsonbailey.co.uk>
01603764444

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

Door to lounge and WC.

Lounge 15'1" x 11'10"

Double glazed window, two radiators.

Kitchen/Diner 15'5" x 10'9"

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

WC 5'1" x 3'4"

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 10'9" x 9'5"

Two double glazed windows, radiator, built in wardrobes.

En-Suite 6'11" x 4'6"

Shower cubicle, low level WC, hand wash basin, radiator, extractor fan.

Bedroom Two 12'9" x 8'1"

Double glazed window, radiator.

Bedroom Three 7'6" x 7'2"

Double glazed window, radiator.

Bathroom 7'1" x 5'11"

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

Outside Front

Driveway providing off road parking.

Outside Rear

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

Local Authority

Broadland District Council, Tax Band C.



Tenure

Freehold

Service charge £260.62 per annum

Utilities

Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

