



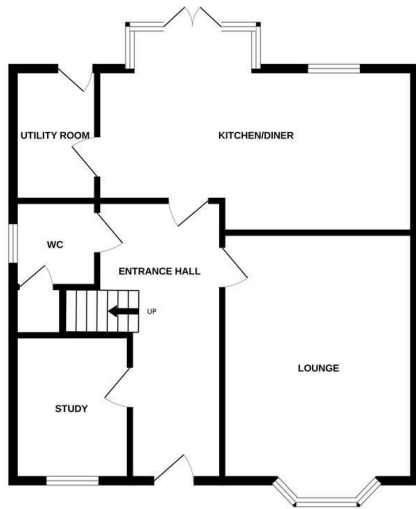
8 Rowan Crescent | Horsford | Norwich | NR10 3GB

Offers In The Region Of £450,000

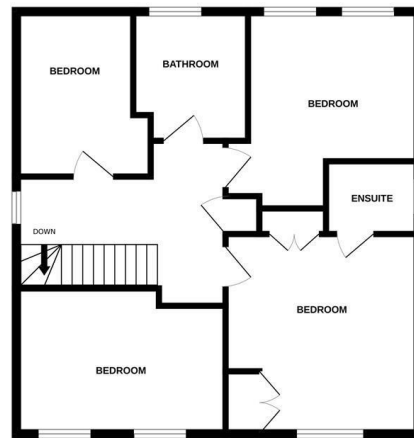
****STUNNING DETACHED FAMILY HOME**** Gilson Bailey are delighted to offer this stunning modern four-bedroom detached family home, beautifully presented throughout and ideally positioned in the highly sought-after village of Horsford. Offering an exceptional blend of style, space and practicality, this impressive property features a welcoming entrance hall, a comfortable lounge, a superb open-plan kitchen/diner perfect for family life and entertaining, a separate utility room, a dedicated study ideal for home working and a convenient ground floor WC. Upstairs, the spacious accommodation continues with four generous double bedrooms and a contemporary family bathroom, with the principal bedroom further benefiting from a stylish en-suite shower room. Outside, the property boasts a driveway providing ample off-road parking leading to a garage, while the generous enclosed rear garden offers a wonderful space for children to play, outdoor dining and summer entertaining. Further benefits include double glazing, gas central heating, solar panels and immaculate decorative order throughout, allowing any new owner to move straight in and enjoy. Combining spacious accommodation with a desirable village location close to excellent local amenities, schools and transport links, this outstanding home is perfectly suited to modern family living. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.



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.
Made with Metropix ©2025

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

Doors to lounge, kitchen/diner, study, WC and stairs to first floor.

Lounge 17'8" x 12'2"

Double glazed window, radiator.

Kitchen/Diner 20'0" x 10'0"

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

Utility Room 8'3" x 5'3"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine, door to rear.

Study 9'3" x 7'9"

Double glazed window, radiator.

WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 13'1" x 12'1"

Double glazed window, radiator, built in wardrobes.

En-Suite

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 13'5" x 9'5"

Two double glazed windows, radiator.

Bedroom Three 14'2" x 10'2"

Two double glazed windows, radiator.

Bedroom Four 10'2" x 7'6"

Double glazed window, radiator.

Bathroom

Panelled bath, shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Driveway and garage.

Outside Rear

Patio seating area, lawned garden, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Fibre to the property.
Mains gas, water and electric.
Solar panels.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	99	100
(81-91) B		
(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 	

Local Authority

Broadland District Council, Tax Band C

Tenure

Freehold

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