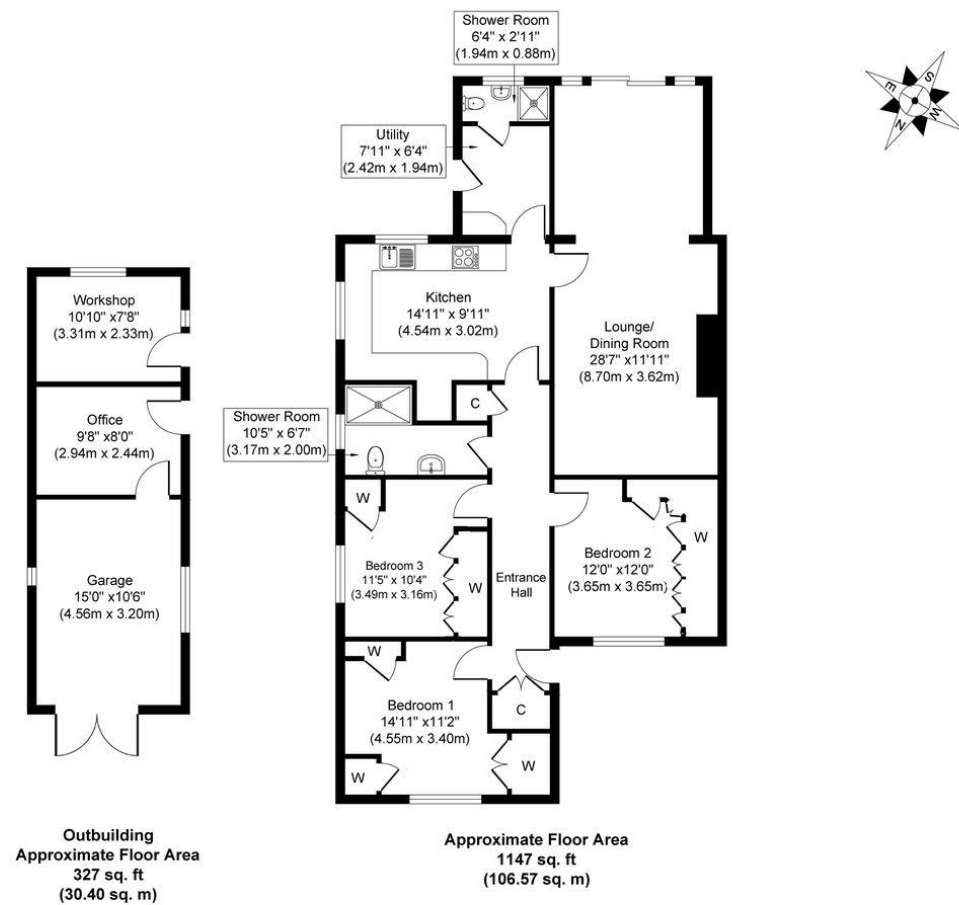


Green Park Road, Horsford  
OIEO £350,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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

Taverham **01603 261104**    

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.

- Spacious & Extended Semi Detached Bungalow
- Three Bedrooms
- Contemporary Style Kitchen
- Over 28ft Open Plan Living Area
- Two Modern Shower Rooms Plus Utility
- Private South Facing Garden
- Extended Garage With Office & Workshop
- Quiet Cul-de-Sac Location
- Offered With No Onward Chain
- EPC Rating C / Council Tax Band C

## Description

Offered with *no onward chain*, this stylish and well-maintained home is perfect for buyers looking to move straight in and enjoy modern, spacious living.

Upon entering, you are welcomed into a generous entrance hallway, complete with two useful storage cupboards and access to the majority of the principal rooms. The main bedroom, positioned to the front aspect, features a full range of fitted wardrobes with thoughtful storage additions, including two floor-mounted safes. Both further bedrooms are well-proportioned doubles, also benefiting from high-quality built-in wardrobes.

The modern shower room is finished to an excellent standard, boasting a double shower cubicle with waterfall shower, low-level WC, and a contemporary vanity unit with hand wash basin. Additional touches include ceramic tiled flooring, a towel radiator, and inset ceiling spotlights. At the heart of the home is a sleek and well-appointed kitchen, fitted with a wide range of built-in units for ample storage. Integrated appliances include an eye-level oven with separate hob and a fridge. There is space for both a dishwasher and freezer. The kitchen leads into both the open plan sitting/dining room and a generous utility room with space for a washing machine.

The utility area offers additional storage, access to a modern ground floor shower room, and a further external door to the side of the property. The sitting/dining room is a fantastic living space extending over 28 feet, with attractive flooring, a feature fireplace housing a log burner, and two built-in dressers. Sliding doors open out to the rear garden, creating a seamless connection between inside and out.

## Outside

Externally, the property enjoys a private, south-facing rear garden – mainly laid to lawn with established borders and two paved seating areas, one under a timber pergola, ideal for relaxing or entertaining. The front garden is also lawned and enclosed by mature hedging and a low brick wall for added privacy. A driveway provides ample off-road parking and leads to a carport and single garage.

The garage has been extended and thoughtfully converted to include an office and workshop space, making it perfect for those working from home, a hobby area, or a home gym.

## 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 and Broadband are all connected.

## Local Authority

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

## Directions

From the B1149 Holt Road, turn right into Brooks Road and right into Green Park Road where the property can be found on the right hand side.

