



**18 Primrose Way | Horsford | Norwich | NR10 3SA**

**Price Guide £265,000**

\*\*\*GUIDE PRICE £265,000 - £275,000\*\*\*

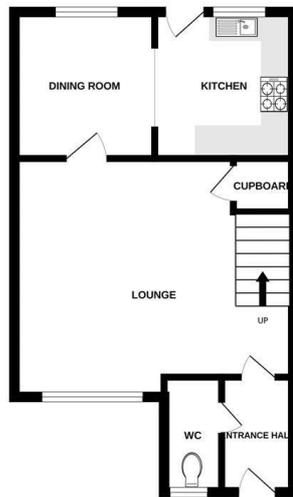
**\*\*SEMI DETACHED HOUSE IN A QUIET CUL-DE-SAC WITH A DRIVEWAY AND GARAGE\*\*** Gilson Bailey are delighted to present this well-presented three-bedroom semi-detached house, ideally located in the highly sought-after village of Horsford, offering easy access to local amenities and transport links into Norwich. The property features an entrance hall, spacious lounge, separate dining room, kitchen, and a convenient ground-floor WC. On the first floor, there are three well-proportioned bedrooms and a stylish, modern fitted bathroom off the landing.

Outside, the property benefits from a driveway providing off-road parking leading to a single garage, while the enclosed rear garden is mainly laid to lawn and offers an ideal space for families or outdoor entertaining. Additional features include double glazing, gas central heating, and the home is presented in excellent condition throughout.

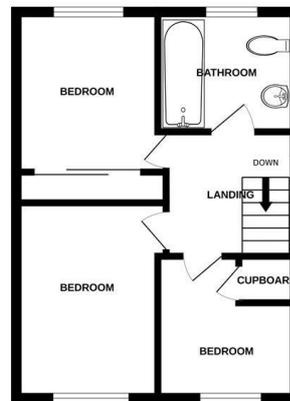
Perfect as a first-time purchase or family home, this property combines modern comfort with a popular village setting – early viewing is highly recommended!



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 checked in detail by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
Made with Metropix i2025

## 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 and WC.

### Lounge 15'3" x 13'7"

Double glazed window, radiator, stairs to first floor.

### Dining Room 10'0" x 7'11"

Double glazed window, radiator.

### Kitchen 10'0" x 7'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, door to rear.

### WC

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

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 10'1" x 8'11"

Double glazed window, radiator, built in wardrobes.

### Bedroom Two 11'9" x 8'11"

Double glazed window, radiator.

### Bedroom Three 8'11" x 6'7"

Double glazed window, radiator, cupboard.

### Bathroom 6'4" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Outside Front

Lawned garden and driveway providing off road parking leading to a single garage.

### Outside Rear

Patio area, lawned garden, mature plants and shrubs, enclosed by timber fencing.

### Local Authority

Broadland District Council, Tax Band C.

### Tenure

Freehold

### Utilities

Full fibre broadband available.  
Mains gas, water and electric.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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