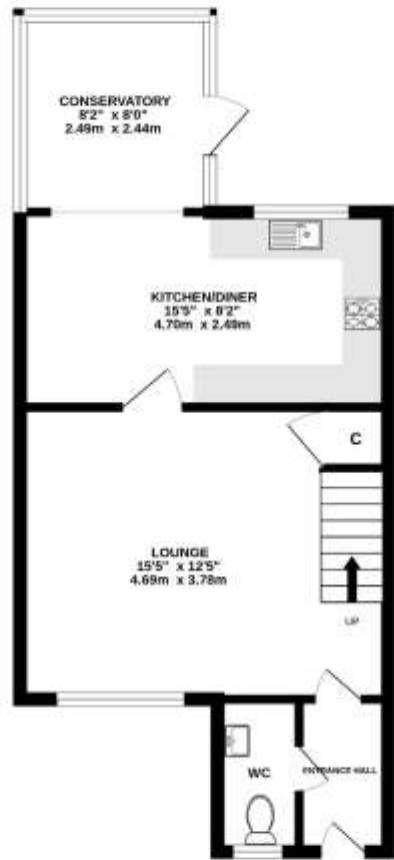
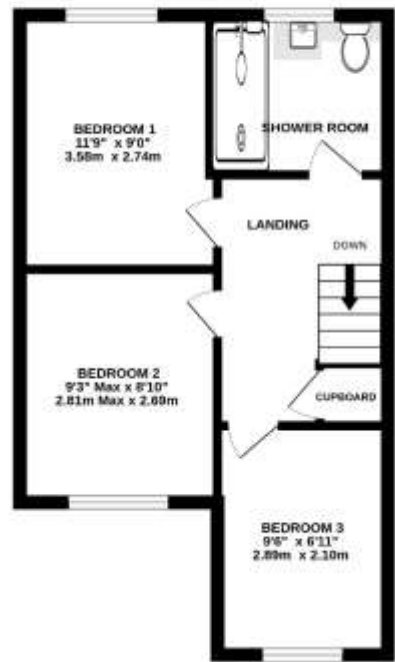


GROUND FLOOR



1ST FLOOR



We have every attempt 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 guidance purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is to be given as to their accuracy or efficiency until they are used.
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Primrose Way, Horsford
OIEO £280,000 Freehold



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

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



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 Home
- Three Bedrooms
- Spacious Lounge
- Modern Kitchen/Diner
- Conservatory With Cosy Roof
- Downstairs Cloakroom
- Modern Shower Room
- Garage & Driveway
- Enclosed Rear Garden
- EPC Rating C / Council Tax Band C

Description

Immaculately presented throughout, this attractive semi-detached family home is situated in a highly sought after position within Horsford and offers stylish and modern accommodation ideal for family living.

The property is accessed via an entrance hall with a modern cloakroom and leads into the spacious lounge, with stairs rising to the first floor and access through to the kitchen diner. The contemporary kitchen diner features a range of wall and base units with work surfaces over, providing an excellent space for entertaining. It flows seamlessly into the conservatory, which benefits from a cosy roof, creating a versatile additional reception area that can be enjoyed all year round.

To the first floor, there are three generous bedrooms along with a beautifully re-fitted shower room finished to a high standard.

Outside

Externally, the property continues to impress with ample off-road parking to the front and access to the single garage, which benefits from an electric roller door.

To the rear, the enclosed garden is mainly laid to lawn with a separate patio seating area, all enclosed by panel fencing, making it ideal for both families and outdoor entertaining.

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

Tenure

Freehold

Directions

From A1149 Holt Road, turn left into Gordon Godfrey Way and take the second left into Primrose Way where the property can be found on the left hand side.

