

propertyladder



Flag Cutters Way, Horsford, NR10

An Exceptional Four-Bedroom Detached Home built by David Wilson!

GUIDE PRICE £475,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SPACIOUS, STYLISH, ENERGY-EFFICIENT HOME!

This outstanding four-bedroom detached house, built in 2021 by David Wilson Homes, offers a superb blend of contemporary design, generous proportions and energy-efficient living, all set within one of Horsford's most desirable modern developments.

The property is arranged in an attractive L-shaped layout, flooding the home with natural light and creating a wonderful sense of flow. A welcoming entrance hall leads to a striking dual-aspect kitchen dining room - a true family hub with space to cook, dine and gather. Complementing this is a separate utility room, a dedicated study ideal for home working, and a ground floor WC. The dual-aspect living room is both spacious and inviting, with French doors opening onto the rear garden for effortless indoor-outdoor living.

Upstairs, the sense of space continues with four genuine double bedrooms. The impressive principal suite features a dressing area and stylish en-suite shower room, while the second bedroom is notably generous, measuring 17'3" x 9'7" (5.25m x 2.91m). A contemporary family bathroom completes the first floor.



“with French doors opening onto the rear garden for effortless indoor-outdoor living”



Overview

- Light-Filled L-Shaped Design
- Four Spacious Double Bedrooms
- Principal Suite with Dressing Area & En-Suite
- Exceptional Second Bedroom (17'3" X 9'7")
- Stunning Family Kitchen/Dining Hub
- A-Rated EPC With Solar Panels
- Driveway, EV Charging Point & Garage
- Enclosed Garden with Lawn and Patio





Location

Horsford offers the perfect balance of village community and modern convenience. Well served by local amenities, green spaces and schools, the area is particularly prized for its proximity to Norwich city centre, the Northern Distributor Road, Norwich International Airport, and the North Norfolk coast. Whether commuting, travelling, or enjoying weekend coastal escapes, Horsford provides outstanding connectivity alongside a warm and established community feel.

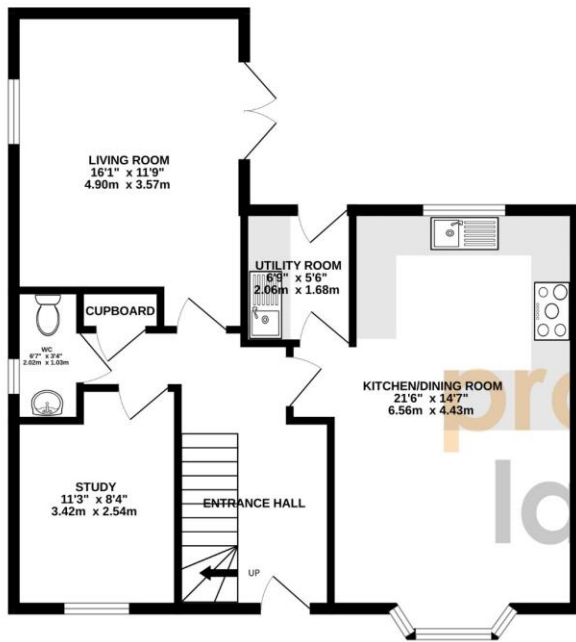


Outside

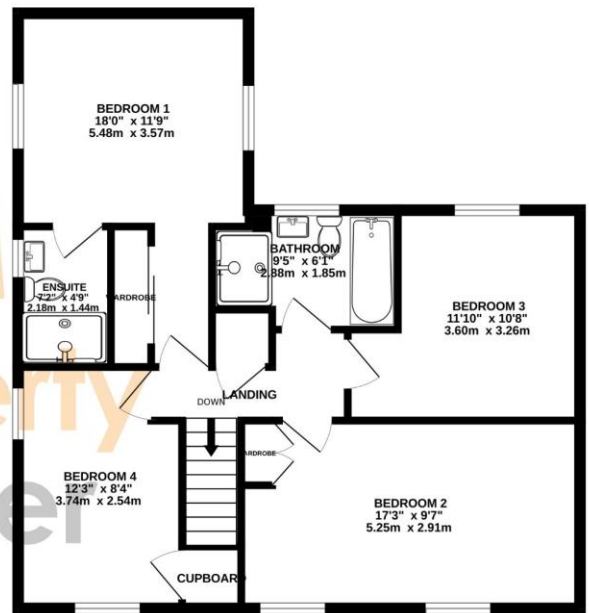
The property enjoys a private driveway with electric vehicle charging point, a garage, and a neatly enclosed rear garden, mainly laid to lawn with a patio area - ideal for entertaining, children or relaxed summer evenings.

A major highlight is the home's A-rated EPC, achieved through solar panels and modern insulation, delivering impressively low running costs for a property of this size and making it an increasingly rare and desirable long-term investment.

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 sq.m.) approx.

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

FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A	93 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: E

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

BRITISH PROPERTY AWARDS 2025
GOLD WINNER
ESTATE AGENT IN NORWICH (NR10-16)

98 Crostwick Lane, Spixworth, NR10 3NQ
T 01603 898100
propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.