



## Flag Cutters Way, Horsford, NR10

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

**GUIDE PRICE £475,000 FREEHOLD**



# 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.

## 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**



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



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## 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.



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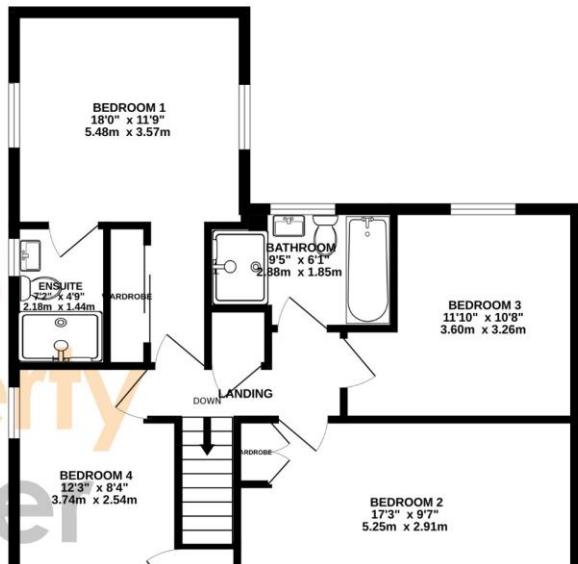
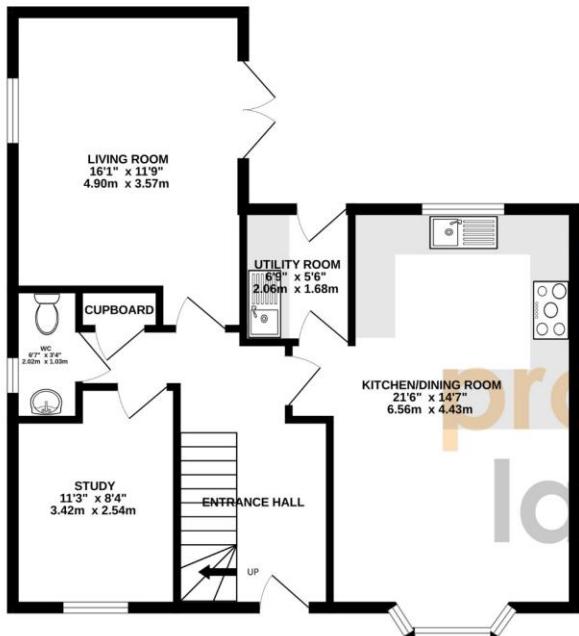
## Outside

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.

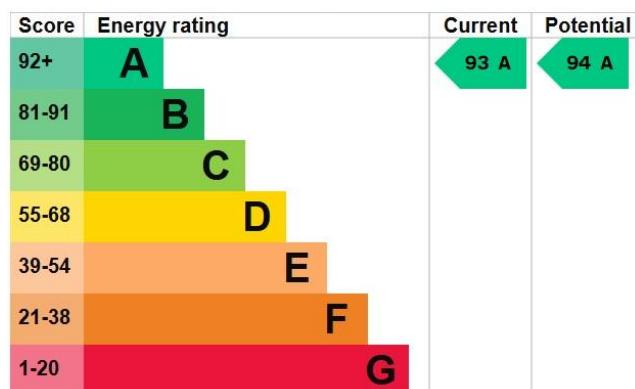


TOTAL FLOOR AREA : 1398 sq.ft. (129.9 sq.m.) approx.

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 operation or efficiency can be given.

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**FULL EPC AVAILABLE UPON REQUEST**



## Selling your home?

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

**COUNCIL TAX BAND:** E

**LOCAL AUTHORITY:** BROADLAND DISTRICT COUNCIL

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

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