





Flag Cutters Way, Horsford Norwich NR10 3FZ

william h brown

welcome to

Flag Cutters Way, Horsford Norwich

Immaculate Four-Bedroom Detached Home! Featuring a spacious lounge, study, modern fitted kitchen with French doors, en-suite to the main bedroom, garage, driveway, enclosed rear garden, solar panels and EV charging point. A fantastic family home in a sought-after location













Entrance Hall
Tiled flooring, Frosted double glazed door to the front aspect, Radiator, Stairs to the first floor

Lounge
Carpet flooring, Double glazed bay window to the front aspect, Radiator

Cloakroom WC
Tiled flooring, Frosted double glazed window to the side aspect, Radiator, Low-level WC, Pedestal handwash basin, Storage cupboard

Study
Carpet flooring, Double glazed window to the front aspect, Radiator

Kitchen/Diner
Tiled flooring, Double glazed French doors to the rear aspect, Double glazed window to the rear aspect, Radiator, Range of wall-mounted units, Complimentary rolled-edge worksurfaces, Inset eye-level double oven, Ceramic hob, Extractor hood, 1.5 Sink/drainer, Integrated dishwasher, Integrated fridge freezer

Utility Room
Tiled flooring, Frosted double glazed door to the rear aspect, Radiator, Range of wall-mounted units, Complimentary rolled-edge worksurfaces, Inset 1.5 sink/drainer, Boiler, Space for washing machine and tumble dryer

First Floor Landing
Carpet flooring, Double glazed window to the side aspect, Radiator

Bedroom One
Carpet flooring, Double glazed window to the front aspect, Radiator, Fitted wardrobes

En-Suite
Tiled flooring, Double glazed window to the side aspect, Wall-mounted heated towel rail, Low-level WC, Pedestal handwash basin, Double shower cubicle

Bedroom Two
Carpet flooring, Double glazed windows to the rear aspect, Radiator, Fitted wardrobes

Bedroom Three
Carpet flooring, Double glazed window to the front aspect, Radiator

Bedroom Four
Carpet flooring, Double glazed window to the rear aspect, Radiator

Bathroom
Tiled flooring, Frosted double glazed window to the rear aspect, Wall-mounted heated towel rail, Low-level WC, Pedestal handwash basin, Vanity storage, Panelled bath, Shower cubicle

Garage
Electric door - remote operated

Outside
To the front of the property there is fenced garden and driveway leading to the garage. To the rear of the property there is a enclosed garden, laid to lawn with patio area and personal door to the garage

Agent's Note
Please be aware there is a yearly maintenance charge with this property

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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welcome to

Flag Cutters Way, Horsford Norwich

- Beautiful Detached Four-Bedroom Home
- Energy Efficient Solar Panels
- EV Charging Point
- Garage and Driveway Parking
- Modern Fitted Kitchen

Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers in excess of

£450,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HEL103781 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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