



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Flag Cutters Way, Horsford  
Guide Price £350,000-375,000 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.

- Modern Detached Family Home
- Three Bedrooms With Principle En-Suite
- Kitchen/Diner With Zanussi Appliances
- Separate Utility & Cloakroom
- Dual Aspect Sitting Room With Fireplace
- Enclosed Rear Garden With Patio
- Driveway Offering Off Road Parking
- Solar Panels
- Built In 2023 By David Wilson Homes
- EPC Rating A / Council Tax Band C



## Description

Iconic are delighted to present this stylish detached family home, built in 2023 by David Wilson Homes and set within the ever-popular Horsford development.

Thoughtfully maintained and enhanced by the current owners, the property combines modern comfort with excellent energy efficiency thanks to solar panels and the remainder of the NHBC warranty. Inside, the welcoming hallway leads to a bright sitting room with a feature fireplace and dual-aspect windows. The impressive kitchen/dining room offers a superb social space with Zanussi appliances including a fridge/freezer, dishwasher, oven, hob and extractor. French doors open onto the garden, while a utility room adds extra storage, appliance space, a concealed boiler and side access. A cloakroom with two-piece suite and an under-stairs cupboard from the utility room complete the ground floor accommodation.

Upstairs, there are three generous bedrooms and a family bathroom all located from the landing. The principal bedroom enjoys its own en-suite shower room with modern three-piece suite. The other two well-proportioned bedrooms are served by a modern family bathroom which also benefits from a three-piece suite.

## Outside

Outside, the home boasts a private rear garden with lawn, patio, raised beds and side access gate. To the front is a neat lawned garden, and to the rear a driveway provides ample off-road parking.

This is a fantastic opportunity to secure a modern, energy-efficient home in a highly regarded development.

## 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

## Agents Notes:

There is an annual service charge of £238.45 pa

## Directions

From the B1149 Holt Road, turn right at the roundabout onto Green Lane and turn right into Flag Cutters Way and follow the road all the way round where the property can be found indicated by our For Sale Board.

