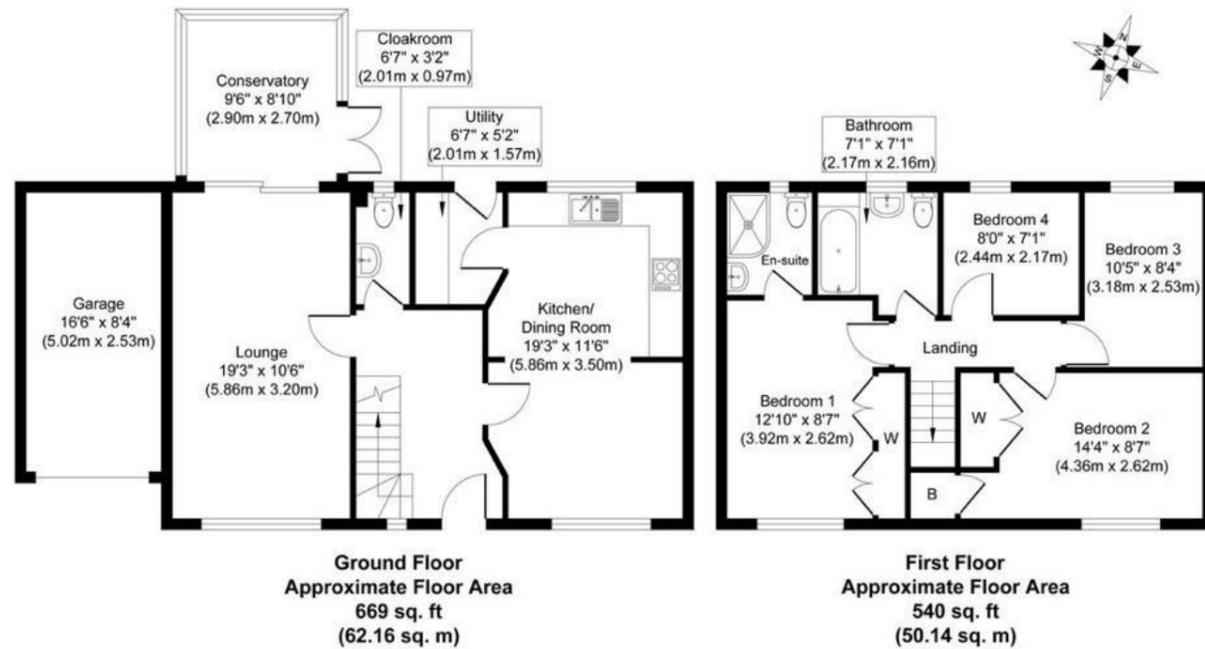




ICONIC
ESTATE AGENTS

Bracken Close, Horsford
Guide Price £325,000 - £350,000 Freehold



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.



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.

- Spacious Detached Family Home
- Four Bedrooms With Master En-Suite
- Modern Kitchen/Diner
- Separate Utility Room With Garden Access
- 20ft Lounge With Fireplace & Conservatory
- Private Rear Garden With Lawn & Patio
- Garage & Driveway
- Quiet Cul-de-Sac Location
- Well Presented Throughout
- EPC Rating C / Council Tax Band D

Description.

Spacious four-bedroom detached home, ideally situated at the end of a quiet cul-de-sac in the popular village of Horsford.

This well-maintained property offers generous living space throughout and is perfect for family living.

The ground floor accommodation comprises; welcoming entrance hall with stairs rising to the first floor and doors leading to all principal rooms, including a convenient downstairs cloakroom. The sitting room is a substantial space, measuring over 20 feet, and features a charming fireplace, a window to the front, and sliding doors opening into the conservatory. The conservatory provides an excellent additional reception area, enjoying views over the private rear garden and benefitting from French doors to the side. The spacious kitchen/dining room is fitted with a range of high-quality units and ample worktop space, along with an integrated electric oven, separate gas hob, and extractor hood. The dining area includes a large built-in bookcase offering additional storage and display space. A separate utility room, accessed from the kitchen, offers further units, houses the wall-mounted boiler, and provides direct access to the rear garden.

Upstairs, a generous landing leads to four well-proportioned bedrooms and the family bathroom. The master bedroom boasts built-in wardrobes and a modern en-suite shower room with a three-piece suite. Bedroom two also includes fitted storage, while bedrooms three and four are both good sizes. The family bathroom is fitted with a panelled bath and shower over, low level WC, and wash hand basin.

Outside

Externally, the property is set back from the road with a well-stocked front garden and a double-width driveway offering ample off-road parking and access to a single garage. The rear garden is private and enclosed by high-level brick walls, featuring a well-maintained lawn, mature borders, and a separate patio area ideal for outdoor dining and 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 D

Tenure

Freehold

Directions

From the B1149 Holt Road, turn left into Horsebeck Way and right into Columbine Road. Follow the road around and turn right onto Bracken Close where the property can be found on the left hand side.

