



**Primrose Way, Horsford, Norwich, NR10 3SA**

**welcome to**

**Primrose Way, Horsford, Norwich**

A three-bedroom semi-detached home in NR10 with a converted garage, off-road parking, and an enclosed garden. Located in well-served Horsford with easy access to the NDR and transport links into Norwich.



### **Entrance Hall**

UPVC half double glazed entrance door, doors to WC and lounge.

### **Cloakroom Wc**

UPVC Frosted double glazed window to front, radiator, mounted wash hand basin, low level WC.

### **Lounge**

15' 5" x 12' 6" ( 4.70m x 3.81m )

UPVC Double glazed window to front, radiator and stairs to first floor.

### **Dining Room**

8' 1" x 7' 8" ( 2.46m x 2.34m )

UPVC Sliding doors to rear garden, radiator and opening to kitchen.

### **Kitchen**

8' 2" x 7' 8" ( 2.49m x 2.34m )

UPVC Double glazed window to rear, range of wall and base units with one and a half bowl sink with mixer over, fitted electric oven and hob with extractor over, space for fridge freezer and space and plumbing for washing machine.

### **First Floor Landing**

Stairs from ground floor, loft access and doors to all rooms.

### **Bedroom One**

11' 10" x 9' 1" ( 3.61m x 2.77m )

UPVC Double glazed window to rear, radiator and range of fitted wardrobes.

### **Bedroom Two**

9' 6" x 6' 11" ( 2.90m x 2.11m )

UPVC Double glazed window to front and radiator.

### **Bedroom Three**

6' x 5' 7" ( 1.83m x 1.70m )

UPVC Double glazed window to front and radiator.

### **Bathroom**

UPVC Frosted double glazed window to rear, panel bath with shower over, heated towel rail, low level WC and pedestal wash hand basin.

### **Front Garden**

Laid to shingle, path to front door and driveway alongside the property.

### **Rear Garden**

Enclosed mainly Laid to lawn with mature planting, patio seating area and shed with power.

### **Outbuilding**

15' 9" Max x 7' 9" Max ( 4.80m Max x 2.36m Max )

Originally the garage but ideal for an annex/office or business. The building consists a shower room with frosted double glazed window to front, shower cubicle, low level WC, wash hand basin and a room with UPVC doors to front and side



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welcome to

## Primrose Way, Horsford, Norwich

- Three Bedrooms
- Two Reception Rooms
- Gas Radiator Central Heating
- UPVC Double Glazing
- Off-Road Parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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