

FREEHOLD



House - Detached

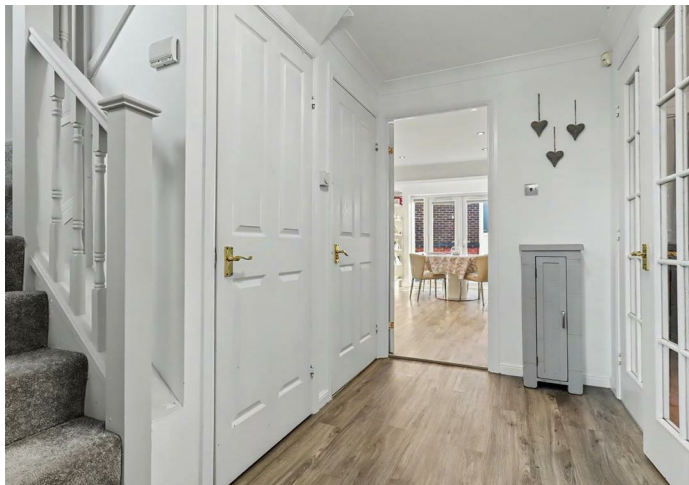
WHEATACRE CLOSE HORSFORD NR10 3RR

Price Guide

£340,000

FEATURES

- Detached Family Home
- Kitchen/Dining room
- Sitting Room
- Downstairs WC
- South Facing Rear Garden
- Three Bedrooms
- Garage
- Garden Room
- Stunning Throughout
- Corner Plot



3 Bedroom House - Detached located in Horsford

Welcome to Wheatacre Close, Horsford, this stunning detached house is a perfect family home that has been thoughtfully extended and beautifully decorated throughout. Built in 1997, the property boasts generous living space, making it ideal for modern family life.

As you enter, you are greeted by a welcoming entrance porch that leads into a spacious entrance hall. The ground floor features two inviting reception rooms, including a generous sitting room that flows seamlessly into a delightful garden room, offering picturesque views of the landscaped rear garden. This space is perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the stylish kitchen and dining room, which exudes a designer feel. This area is perfect for enjoying a morning coffee at the breakfast bar or showcasing your culinary skills while hosting family and friends. The layout is both practical and inviting, making it a wonderful space for gatherings.

Upstairs, the landing leads to three well-proportioned bedrooms, each offering a comfortable retreat for family members. The family bathroom is also located on this level, providing convenience for daily routines.

Outside, the beautifully landscaped gardens feature a porcelain patio, ideal for soaking up the sun, and are mainly laid to lawn, providing a safe space for children to play. The property is enclosed and gated to the side, ensuring privacy and security. A driveway leads to the garage, adding to the practicality of this lovely home.

Overall, this property is a perfect blend of style, comfort, and functionality, making it an excellent choice for families. We highly recommend scheduling a viewing to fully appreciate all that this wonderful home has to offer. Call today to arrange your visit and take the first step towards your new home. Price Guide £340,000-£350,000.

Entrance Porch

4'3 x 4'5

Sealed unit double glazed door front, two sealed unit double glazed windows to both front and side, door to entrance hall.

Entrance Hall

10'5 x 10'9

Sealed unit double glazed window to front, storage cupboard doors to WC, Kitchen/diner and sitting room, radiator.

WC

5'7 x 3'4

Sealed unit double glazed window to side, low level WC, wash basin and radiator.

Kitchen/Dining Room

19'0 max x 15'0 max

Sealed unit double glazed window to rear, range of base and wall mounted units, range of integrated appliances to include hob, double oven and extractor fan over and dishwasher. Space for washing machine. Sealed unit double glazed doors out to the rear garden onto the porcelain patio and radiator. Built in breakfast bar. Velux roof lights. Stunning extended kitchen perfect for entertaining family and guests. Underfloor heating.

Sitting Room

22'6 x 10'0

Sealed unit double glazed bay window to front, sealed unit double glazed doors to the garden room, two radiators.

Garden Room

13'0 x 8'0

Sealed unit double glazed windows to all sides, sealed unit double glazed doors to rear out to the rear garden, Storage cupboards. Roof light and spotlights as this has a cosy roof.

First Floor Landing

Airing cupboard, doors to all bedrooms and family bathroom, radiator.

Principle Bedroom

10'0 x 10'0

Sealed unit double glazed window to front, double fitted wardrobes, radiator.

Bedroom Two

10'0 x 7'0

Sealed unit double glazed window too rear, fitted wardrobe, radiator.

Bedroom Three

10'4 x 7'9

Sealed unit double glazed window to rear, radiator.

Family Bathroom

7'2 x 6'7

Sealed unit double glazed window to side, low level wc, sink and bath with screen and shower over, heated towel rail. Tiling to wall.





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Outside Front

Laid to lawn with borders, driveway to the side leading to brick garage with internal door to rear garden.

Outside Rear

Landscaped for ease mainly laid to lawn with porcelain patio area, room to the side for your hot tub, all enclosed by panel fencing with a side gate. Overall a perfect corner plot and size for a great family home or entertain guests.

Garage

15'0 x 9'0

Brick Garage with electric door to the front and personel door to the garden.



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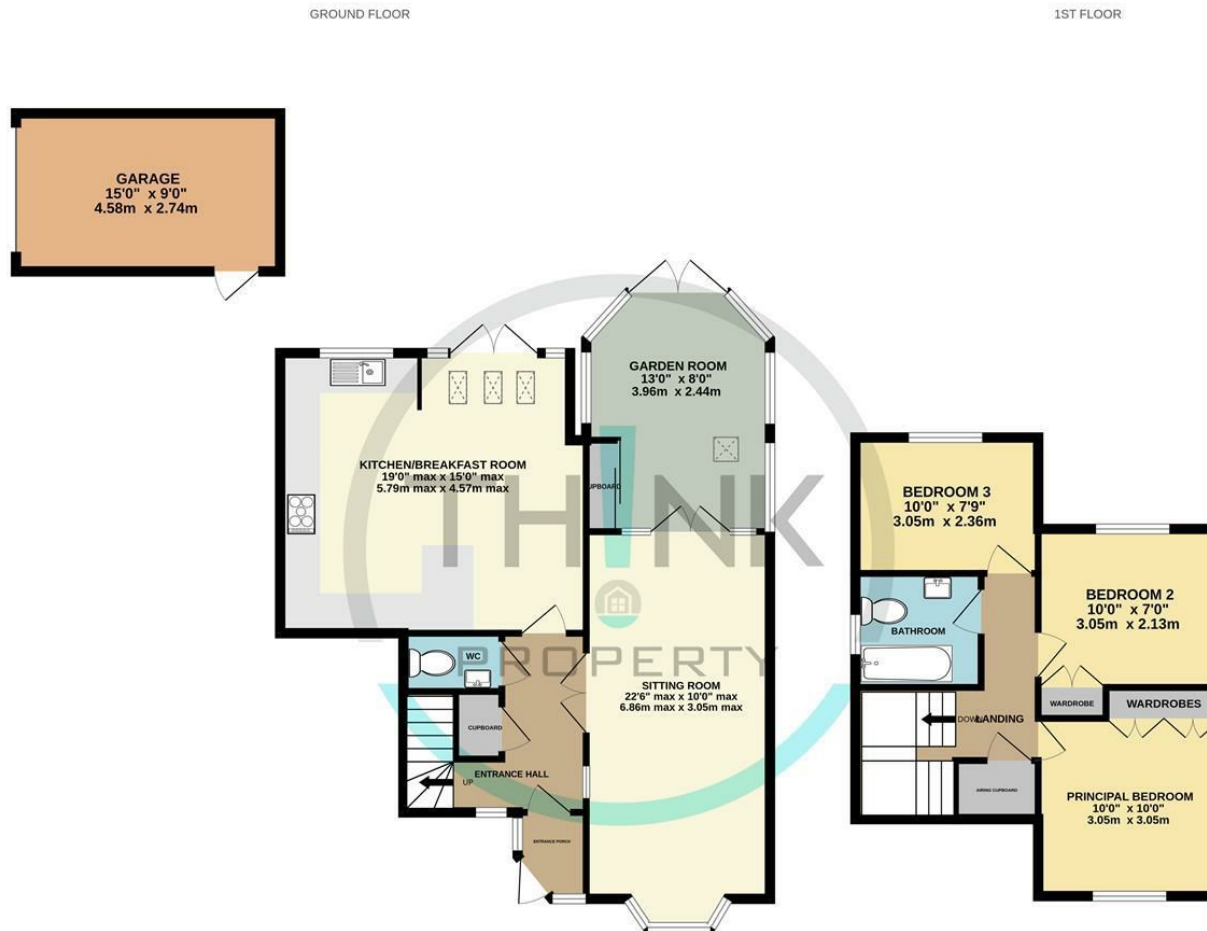
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Council Tax Band

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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 operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

