



THE STORY OF

19 Dog Lane

Horsford, Norfolk

SOWERBYS



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Horsford, Norfolk
NR10 3DH

Well Presented Home

Spacious Sitting Room

Open-Plan Kitchen/Breakfast Room

Utility Room, Cloakroom and Conservatory

Ground Floor Bedroom and En-Suite Shower Room

Four First Floor Bedrooms

En-Suite Shower Room and Family Bathroom

Off-Road Parking

Well-Landscaped South-Facing Garden

Popular Location

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This well-proportioned home has been sympathetically updated to a high standard, offering bright and sociable accommodation arranged over two floors.

The spacious sitting room provides a welcoming place to relax, with a feature fireplace creating a cosy focal point during the cooler months. This flows through to the kitchen/breakfast room, where a contemporary Shaker-style kitchen offers an excellent range of storage and worktop space, together with room for a table. Double doors open into the conservatory, which enjoys lovely views across the garden and provides an ideal setting for entertaining. Completing the ground floor is a double bedroom with an en-suite, a well-appointed utility room with garden access, and a separate cloakroom.

Upstairs, four well-proportioned double bedrooms provide comfortable accommodation. The principal bedroom benefits from built-in wardrobes and a modern en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms.

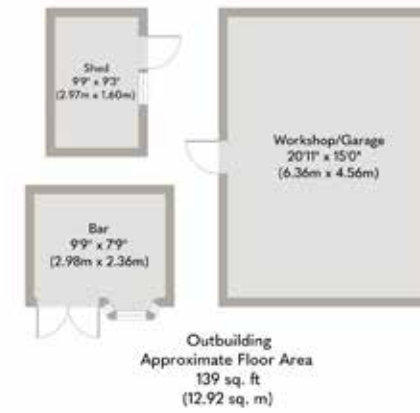
To the front, ample parking is complemented by established laurel hedging, creating a good degree of privacy. The south-facing rear garden has been thoughtfully landscaped, with a terrace ideal for outdoor dining and entertaining. Steps lead up to the lawn, while a selection of useful sheds and a large workshop provide excellent additional space. A further terrace offers another place to sit and relax, with plenty of room for a hot tub. Beyond the garden, attractive views create a lovely sense of space and a feeling of being surrounded by the countryside.

Combining spacious, versatile accommodation with beautifully landscaped gardens and a peaceful outlook, this is a home ideally suited to both relaxed everyday living and entertaining family and friends.



We love the view from the main bedroom. All you can see is trees, and you can hear the birds singing...





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. 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.

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Horsford

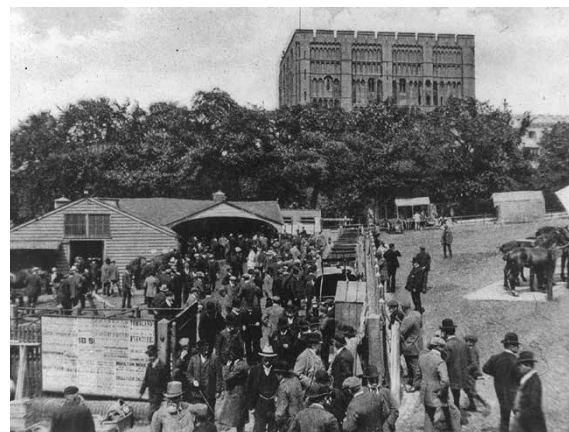
A RURAL REMEDY AND COUNTRYSIDE BLISS

Surrounded by rolling countryside and mature woodland, Horsford offers a lifestyle that effortlessly combines village charm with everyday convenience. Whether it's morning walks through Horsford Woods, cycling along quiet country lanes or afternoons spent exploring the open heathland of St Faiths Common, the village is perfectly suited to those who enjoy an active outdoor way of life.

At the centre of the community is an excellent range of amenities that make day-to-day living both easy and enjoyable. The village is home to a Co-op with Post Office, Keeler's renowned family butchers, a bakery, pharmacy and a selection of popular takeaways, while The Dog Inn provides a welcoming setting for relaxed evenings, seasonal events and meeting with friends.

Families are particularly drawn to Horsford for its strong sense of community and well-regarded schooling, with both a pre-school and primary school within the village itself, alongside access to nearby high schools in Hellesdon and Taverham. Recreational facilities are equally impressive, with football pitches, bowls, cricket and outdoor gym equipment all contributing to the village's vibrant atmosphere.

Throughout the year, local events and community gatherings help create a warm and welcoming environment for residents of all ages. Despite its peaceful setting, Horsford remains exceptionally well connected, lying just six miles from Norwich, where an excellent selection of shopping, dining, cultural attractions and direct rail links to London can be enjoyed, offering the very best of both countryside and city living.



Note from the Vendor



“The outdoor space is amazing... we're not overlooked and so many birds visit the garden.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0352-2822-7965-9523-1315

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///handbook.smirks.capillary

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SOWERBYS

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