







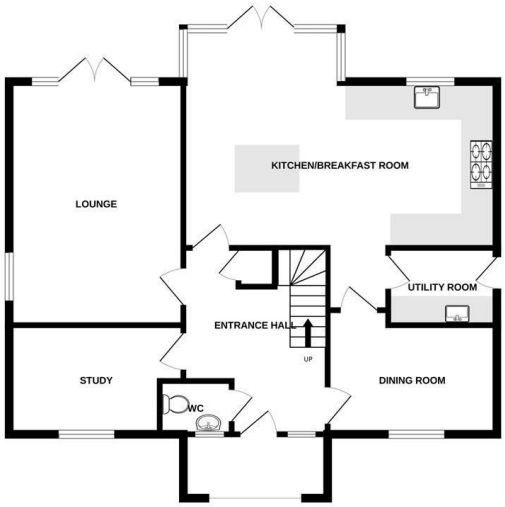
30 Kingfisher Way | Horsford | Norwich | NR10 3GD

Guide Price £575,000

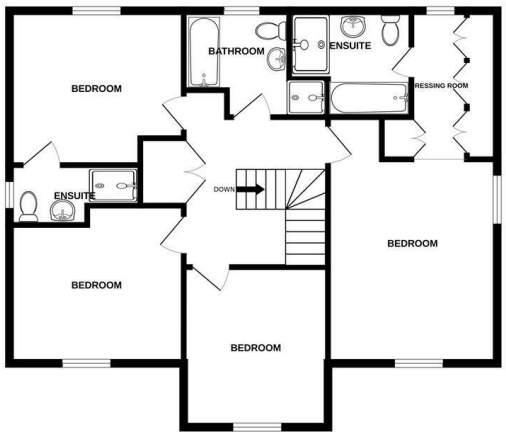
GUIDE PRICE £575,000 - £600,000 STUNNING DETACHED FAMILY HOME IN A PEACEFUL SETTING Gilson Bailey are delighted to offer this stunning, substantial and beautifully presented, four double bedroom detached family home, pleasantly tucked away in a peaceful and enviable position overlooking open farmland in the highly sought-after village of Horsford. Presented in excellent condition throughout, this impressive modern residence offers an exceptional amount of spacious and versatile accommodation, perfectly designed for contemporary family living. The ground floor comprises a welcoming entrance hall, generous and inviting lounge, superb open-plan kitchen/breakfast room creating a fantastic sociable heart to the home, separate dining room ideal for entertaining, useful utility room, dedicated study perfect for home working and a convenient WC. Upstairs, there are four generously proportioned double bedrooms and a modern family bathroom off landing, with bedroom two enjoying its own en-suite shower room, while the impressive main bedroom boasts a private dressing room and stylish en-suite shower room, creating a wonderful principal suite. Outside, the property benefits from owned solar panels, a well-maintained lawned front garden and a spacious driveway providing ample off-road parking, leading to a double garage, while to the rear is a large, beautifully maintained garden, offering a fantastic space for entertaining, family enjoyment or simply relaxing and enjoying the surroundings. Further benefits include double glazing and gas heating. Combining generous living accommodation, four double bedrooms, three bath/shower rooms, a double garage and a delightful countryside outlook, this exceptional property makes the perfect family home in a desirable Horsford setting, so be quick to book a viewing.

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

GROUND FLOOR



1ST FLOOR



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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Location
Horsford is a popular village to the north of Norwich with a range of local amenities including village school, village hall, recreation ground, shopping facilities, regular bus services to and from Norwich city centre, ease of access to the new NDR, Norwich ring road and the North Norfolk coast.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen/breakfast room, dining room, study, WC and stairs to first floor.

Lounge 16'7" x 11'11"
Double glazed window, patio doors, two radiators.

Kitchen/Breakfast Room 21'5" x 18'10"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, double glazed windows, patio doors, radiator.

Utility Room 7'4" x 5'3"
Fitted wall and base unit with worktops over, sink, integrated washing machine and space for tumble dryer, door to side, radiator.

Dining Room 11'7" x 8'5"
Double glazed window, radiator.

Study 11'11" x 7'4"
Double glazed window, radiator.

WC 4'10" x 3'11"
Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing
Doors to four bedrooms, bathroom and airing cupboard.

Bedroom One 16'9" x 11'10"
Two double glazed windows, radiator.

Dressing Room 10'2" x 3'6"
Built in wardrobes, radiator, double glazed window.

En-Suite 8'4" x 7'2"
Shower cubicle, bath, low level WC, hand wash basin, chrome heated towel rail, frosted double glazed window.

Bedroom Two 12'0" x 10'5"
Double glazed window, radiator.

En-Suite 8'10" x 3'11"
Shower cubicle, low level WC, hand wash basin, chrome heated towel rail, frosted double glazed window.

Bedroom Three 11'10" x 10'9"
Double glazed window, radiator.

Bedroom Four 10'11" x 9'7"
Double glazed window, radiator.

Bathroom 9'10" x 7'2"
Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front
Lawned garden with mature shrubs and a driveway providing off road parking leading to a double garage.

Outside Rear
Patio seating area, lawned garden, mature plants and shrubs, storage shed, enclosed by timber fencing with side gate access.

Local Authority
Broadland District Council, Tax Band E.

Tenure
Freehold
Service Charge £260.62 per annum.

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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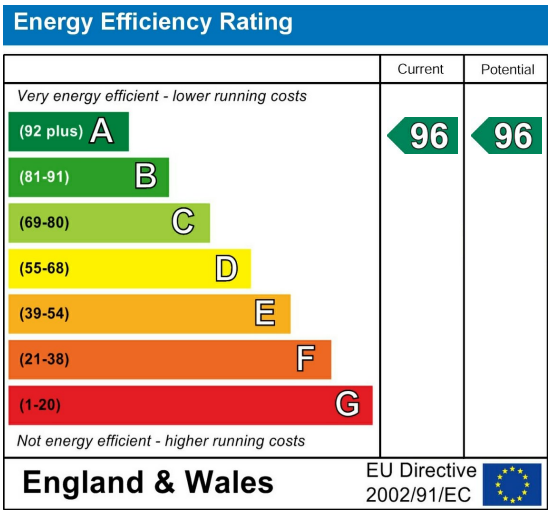












Local Authority

Broadland District Council, Tax Band E

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.