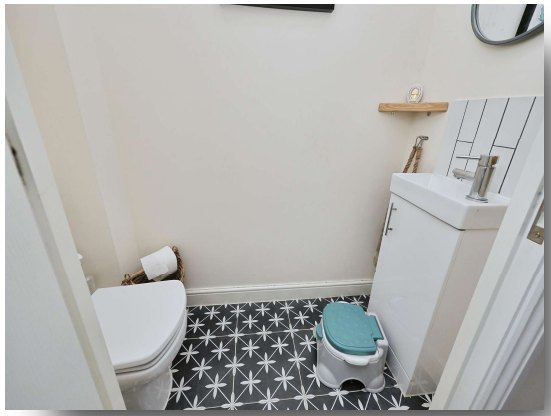
Steve Read Way, Horsford Norwich NR10 3GQ

william h brown

welcome to

Steve Read Way, Horsford Norwich

SOUTH FACING GARDEN A beautifully presented three-bedroom semi-detached home, situated within a cul-de-sac in the highly desirable village of Horsford. Boasting a stunning open-plan kitchen, spacious living accommodation, downstairs wc, and a garage with office space.



Accommodation
Constructed by Cripps Developments in 2021 and is part of a development of 84 properties offering a mix of 2- and 3-bedroom bungalows and 2-, 3-, and 4-bedroom houses. It is situated within the popular village of Horsford just a few miles north of Norwich, surrounded by Horsford Forest which has been designated a County Wildlife Site. The village has a range of shops and amenities along Holt Road and is the main road that leads through the village including pubs, a medical centre, dental surgery, several takeaways, and a convenience store with a post office. Horsford has a primary school as well as a nursery with a good Ofsted rating. This attractive three-bedroom semi-detached home offers stylish and practical accommodation throughout. The heart of the property is the impressive open-plan kitchen and dining area, providing a fantastic space for family life and entertaining alike. The ground floor also benefits from a convenient downstairs wc and well-proportioned living accommodation filled with natural light. Upstairs, you'll find three generously sized bedrooms, all beautifully presented and offering comfortable accommodation for families, professionals or those requiring additional home working space. Externally, the property continues to impress with a well-maintained rear garden and a garage incorporating an office room, making it ideal for remote working, hobbies or additional storage. A fantastic turn-key home in a prime location, viewing is highly recommended!

Entrance Hall
Double glazed composite door opening to front aspect, amtico flooring, under-floor heating, understairs cupboard, stairs rising to first floor, and doors opening to wc, lounge and kitchen/dining room.

Wc
Suite comprising toilet, wash hand basin set into a vanity unit, under-floor heating with porcelain tiled flooring.

Lounge
Dual aspect upvc double glazed windows to side and front aspects, amtico flooring, under-floor heating, and double doors opening to kitchen/dining room.

Kitchen/Dining Room
Wall and base units with mitred worktops and tiled splash backs, composite inset sink top, integrated Bosch oven, hob, extractor fan and integrated fridge freezer, integrated dishwasher, and washer/dryer, downlighters, amtico flooring, under-floor heating, and double-glazed French doors and window opening to rear garden.

First Floor Landing
Giving access to all three bedrooms, family bathroom, and storage cupboard.

Bedroom One
Built in wardrobe, radiator, tv and telephone points, upvc double glazed window to rear aspect, and door opening to ensuite.

En-Suite
Suite comprising shower cubical with tiled splash back and hand basin set into a vanity unit with wall unit above, shaver point, downlighters, chrome heated towel rail, amtico flooring, and toilet.

Bedroom Two
Upvc double glazed window to front aspect, built in wardrobe and radiator.

Bedroom Three
Upvc double glazed window to rear aspect, radiator and built in wardrobe.

Bathroom
Suite comprising panelled bath with floor to ceiling tiled splash backs, wash hand basin with mixer tap and splash back, shaver point, downlighters, wc, heated chrome towel rail and porcelain tiled flooring.

Garage Room/Office
Subdivided into garage storage area and office, this could be reverted to a full garage.

The office which can be accessed via the rear garden has flooring, lighting and power with dual aspect upvc double glazed windows to side and rear aspects. An integral door makes way for the garage storage area with roller door.

Outside
The open fronted property is boarded with wood chip and mature shrubbery, with driveway providing off-road parking and leads to both the garage/office room and personal gate to the rear garden. This is complemented

Agent Note
The property is subject to an annual service and maintenance charge for the upkeep of the communal areas within this development. The current charge for period 01/01/26 - 31/12/26 is £160.48 and is subject to annual review.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Steve Read Way, Horsford Norwich

- Constructed By Cripps Developments
- Semi Detached Home
- Development Of 84 Homes
- Bathroom + Master Ensuite
- Three Bedrooms + Fitted Wardrobes

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

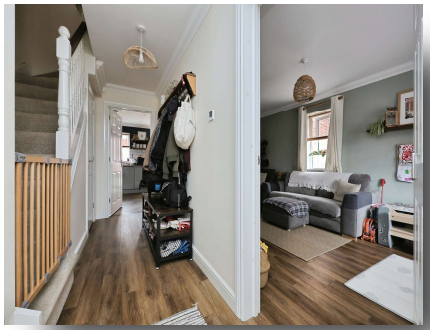
directions to this property:

Follow the Reepham Road away from the city, at the first roundabout continue over, at the next roundabout take the third exit onto Drayton Lane, at the next roundabout continue over onto Brewery Lane, the next roundabout, take the first exit onto Holt Road and take the second left turn onto Church View. At the T-junction turn right onto Steve Read Way, and bear round to the left where the property can be found on the left-hand side.

Awaiting Photograph

offers in excess of

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL103719

The Property Ombudsman

Property Ref:
HEL103719 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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