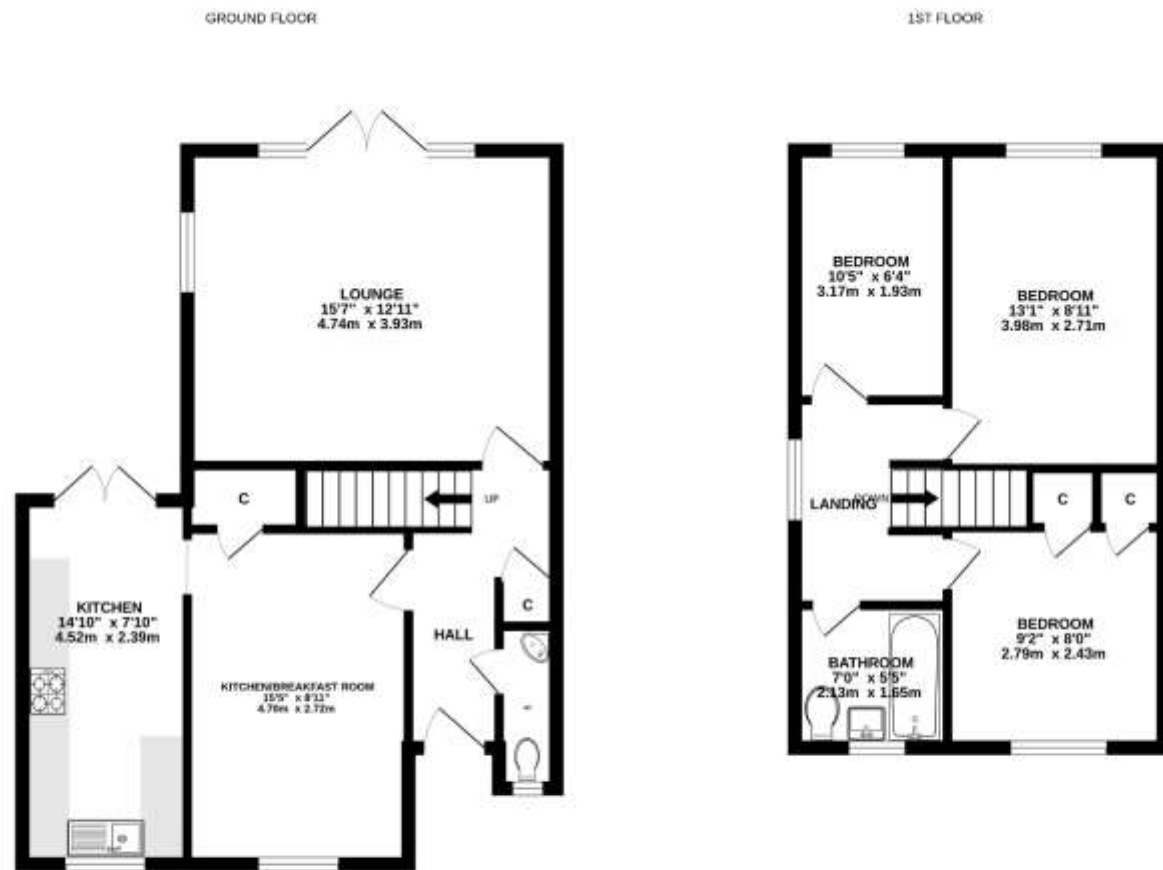


Holt Road, Horsford
OIEO £280,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Extended Semi Detached House
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Spacious Dining Room
- Bright Sitting Room
- Modern Bathroom & Downstairs Cloakroom
- Private Rear Garden With Patio
- Driveway Providing Generous Off Road Parking
- Sought After Horsford Location
- EPC Rating C / Council Tax Band B

Description

Situated in the highly sought-after village of Horsford, this extended three-bedroom semi-detached home is presented in good decorative order throughout, making it an ideal choice for families.

The accommodation begins with a welcoming entrance hallway, featuring a staircase to the first floor and access to the majority of the ground floor rooms. From here, there is a modern cloakroom fitted with a two-piece suite comprising a low-level WC and hand wash basin. The dining room is a generous space measuring over 15 feet, offering a useful storage cupboard and an open-plan flow into the kitchen. The kitchen is well-equipped with a range of fitted units and roll-top work surfaces, and benefits from French doors opening onto the rear garden. A well-proportioned sitting room completes the ground floor, also featuring French doors that provide direct access to the garden, creating a bright and airy living space.

Upstairs, the first floor offers three good-sized bedrooms, all accessed from the landing, along with a modern family bathroom. The bathroom includes a panelled bath with shower over, low-level WC, and hand wash basin.

Outside

Externally, the property boasts a generous front driveway set back from the road, providing ample off-road parking.

To the rear, there is a private, mainly enclosed lawn garden bordered by timber fencing, along with a patio seating area and a paved side return.

Location

Horsford is a village 6 miles North of Norwich and is situated directly from the newly built NDR. Horsford benefits from a good range of shops, public houses, post office and has a split site Primary School. Surrounded by woodland and countryside this popular village also has a doctor's surgery, veterinary practice and good bus services.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Full Fibre Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax B

Tenure

Freehold

Directions

From the B1149 Holt Road, the property can be found indicated by our For Sale Board

