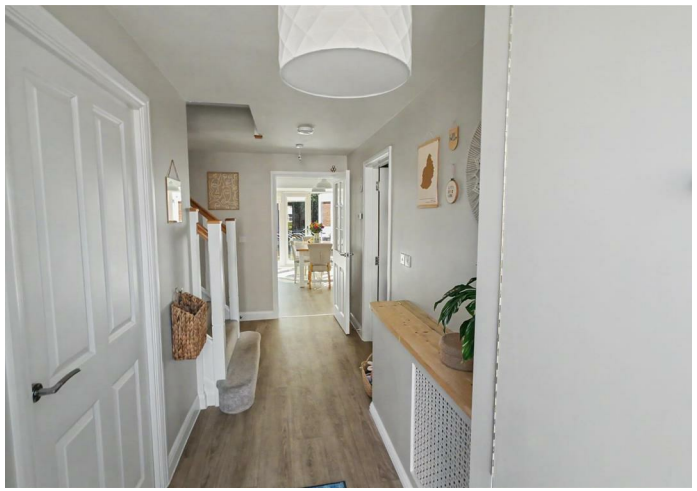

House - Detached

8 ROWAN CRESCENT, HORSFORD, NORWICH, NORFOLK, NR10 3GB

Offers In The Region Of

£440,000

FEATURES

- Detached Family Home
- Study and Lounge
- Utility Room
- Ensuite Shower Room
- Enclosed Rear Garden
- Entrance Hall & Cloakroom
- Kitchen/Dining Room
- Four Double Bedrooms
- Garage & Driveway
- Solar Panels

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THINK PROPERTY

4 Bedroom House - Detached located in Norwich

Welcome to this immaculate family home located on Rowan Crescent in the charming village of Horsford, Norfolk. This delightful property boasts four spacious bedrooms, including a master suite complete with an ensuite shower room, providing a perfect retreat for relaxation.

The ground floor features a welcoming lounge, ideal for family gatherings and entertaining guests. Additionally, there is a study, which offers a quiet space for work or study, and a well-appointed kitchen/dining room that is perfect for family meals and socialising. The kitchen is designed with functionality in mind, making it a joy to cook and entertain.

Convenience is further enhanced by a utility room and a cloakroom, ensuring that everyday tasks are made easier. The property also includes a single garage and a driveway, providing ample parking space for residents and visitors alike.

Step outside to discover the enclosed rear garden, a lovely outdoor space that is perfect for children to play or for hosting summer barbecues. This home is not only well-equipped but also situated in a friendly community, making it an ideal choice for families.

With its thoughtful layout and modern amenities, this property is a wonderful opportunity for those seeking a comfortable and stylish family home in a desirable location. Do not miss the chance to make this your new home call us on 01603 338433 to arrange your time to view.

Entrance Hall

With front entrance door, doors to all rooms, radiator, built in storage cupboards and stairs leading to the first floor.

Study

7'9" x 9'3"
With double glazed window to the front aspect and radiator.

Lounge

17'8" x 12'2"
With bay double glazed window to the front aspect and two radiators.

Cloakroom

Fitted with a two piece suite comprising of low level w.c, hand wash basin with pedestal, understairs cupboard radiator and window to the side aspect.

Kitchen/Dining Room

20'0" x 9'11" min 14'1" max
Well fitted out with a range of wall, base and drawer units with work surfaces over, tiled splash backs, integrated double electric oven, five ring gas hob and extractor over, integrated dishwasher, integrated fridge/freezer, double glazed doors and windows to the rear aspect and door leading to the Utility Room.

Utility Room

5'3" x 8'3"
Fitted with wall and base units with worksurface over, sink unit, radiator and wall mounted boiler

Landing
With doors to all Bedrooms and Family Bathroom, loft access, radiator and window to the side aspect.

Bedroom 1
13'1" x 12'1"
Fitted with two sets of triple fitted wardrobes, window to the front aspect, radiator and door leading to the Ensuite.

Ensuite
Fitted with a three piece suite comprising of shower cubicle, hand wash basin with pedestal and low level w.c. Part tiled walls, double glazed window to the side aspect and radiator.

Bedroom 2
14'2" x 10'2"
With two double glazed windows to the rear aspect and radiator.

Bedroom 3
13'5" x 9'5"
With two double glazed windows to the front aspect and radiator.

Bedroom 4

10'2" x 7'6" min 9'7" max
With radiator and double glazed window to the rear aspect.

Family Bathroom

Fitted with a four piece suite comprising of low level w.c, hand wash basin, panelled bath and shower cubicle, part tiled walls, heated towel rail and double glazed window to the rear aspect.

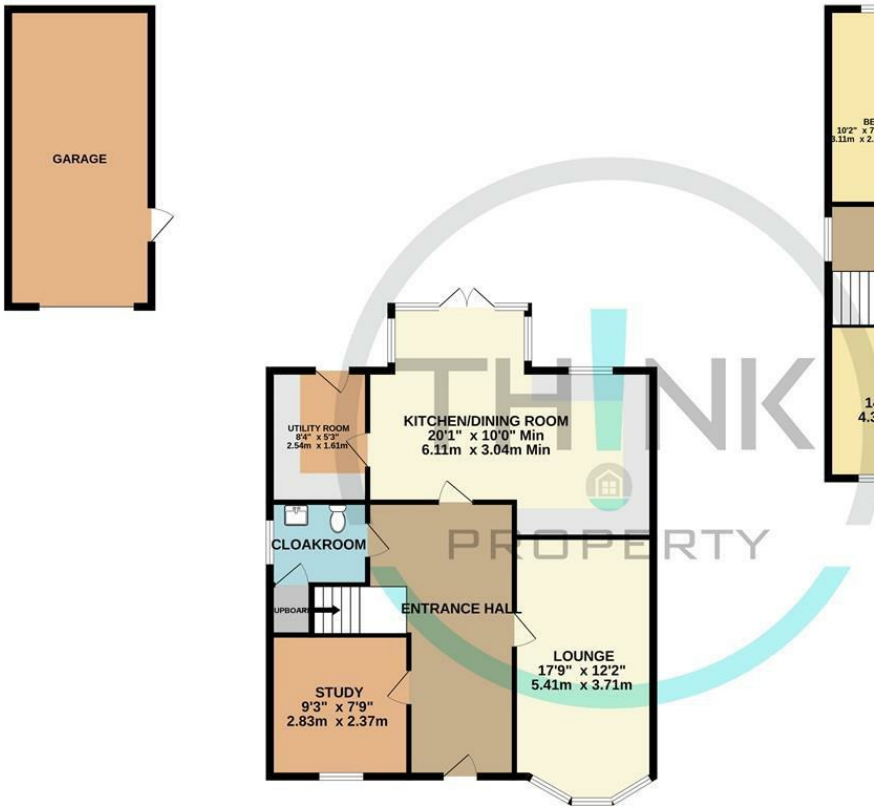
Outside

The property is approached by a driveway providing off road parking for two cars and leading to the single garage with up and over door, power and light. The garden to the front features a variety of plants and shrubs. To the rear the garden is mainly laid to lawn with a patio area also, there is a side access door leading into the garage from the garden and a gate leading out onto the driveway and the rear garden is all enclosed by timber fencing.

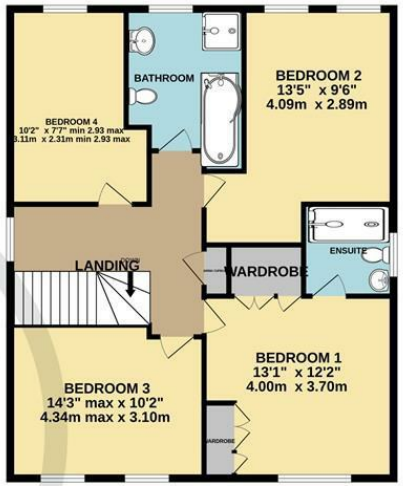
Agents Note

There is a yearly maintenance charge with this property. There are also solar panels on the rear roof also which are owned by the current owners.

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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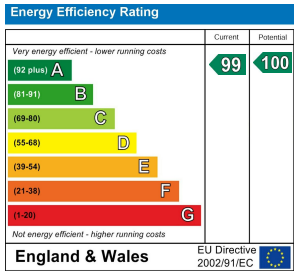

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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