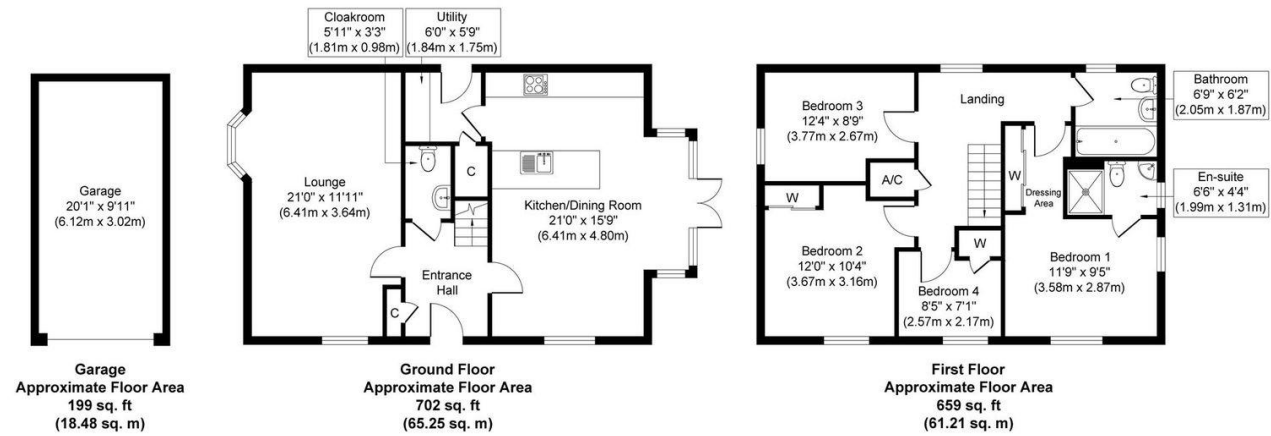


Rowan Crescent, Horsford
Guide Price £400,000 - £425,000 Freehold



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**    

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.

- Immaculate Detached Family Home
- Four Generous Bedrooms
- Principle En-Suite & Family Bathroom
- Luxury Kitchen/Diner Plus Utility
- Spacious Lounge With Bay Window
- Sunny Coner Plot Garden
- Garage & Driveway
- Pleasant Views
- Sought After Location
- EPC Rating B / Council Tax Band E

Description

Occupying a generous corner plot within this highly desirable modern development in Horsford, this impressive detached family home offers spacious and well-presented accommodation throughout, ideal for contemporary family living.

The property is approached via a welcoming entrance hall with stairs rising to the first floor and a convenient cloakroom. To the front, a beautifully presented bay-fronted lounge provides a bright and comfortable living space, enjoying pleasant views and an abundance of natural light. To the rear, the heart of the home is the immaculately presented kitchen/dining room, featuring a rear-facing bay and offering an excellent space for both everyday living and entertaining. This stylish area is further complemented by both integrated appliances and a separate utility room, adding practicality to the layout.

Upstairs, the property continues to impress with four generously sized bedrooms arranged off the landing. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a contemporary three-piece family bathroom suite.

Outside

Externally, the corner plot position provides additional space and a sense of privacy, enhancing the appeal of this already attractive home.

The garden is a mixture of laid lawn, patio and shingled beds with a sun awning ideal for those sunny afternoons, there is also a detached garage and driveway offering ample parking.

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 Broadband are all connected.

Local Authority

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

Tenure

Freehold

Agents Notes

Annual Service Charge £260.00

Directions

From the B1149 Holt Road turn into Green Lane and turn right into Flag Cutters Way. Turn left into Rowan Crescent where the property can be found indicated by our For Sale Board.

