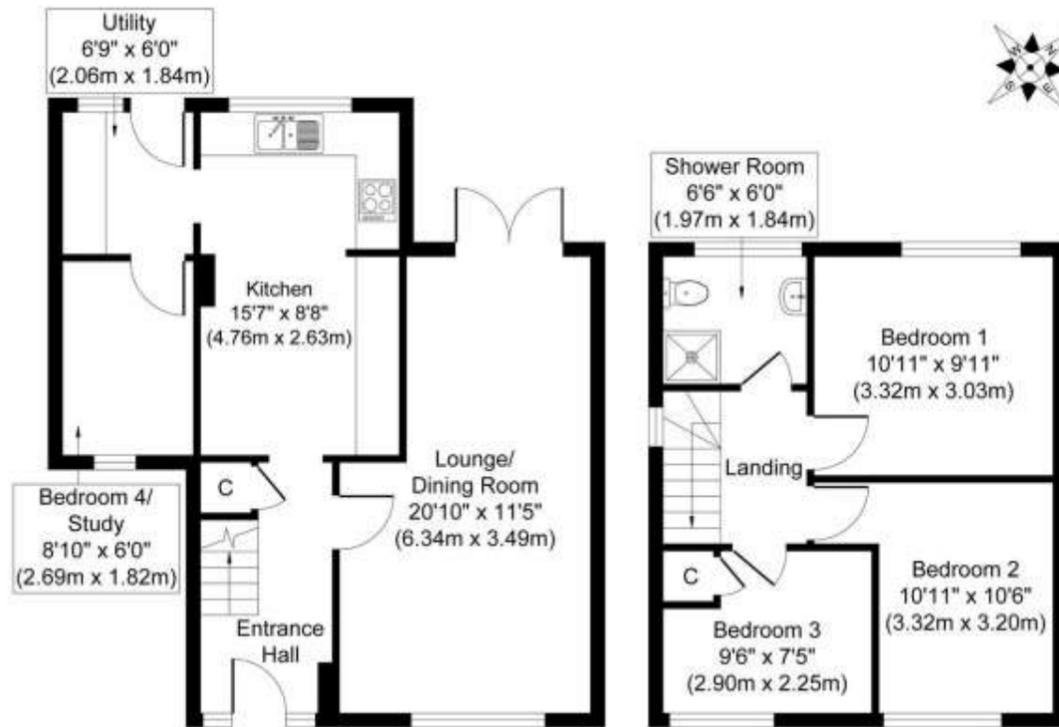




ICONIC
ESTATE AGENTS

The Shrublands, Horsford
Guide Price £290,000 - £300,000 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**
Norwich **01603 740044**



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 Family Home
- Four Bedrooms
- Kitchen/Breakfast Room
- Spacious Lounge/Dining Room
- Versatile Further Bedroom/Office/Snug
- Modern Shower Room
- Recently Fitted Windows & Doors
- Generous Corner Plot
- Potential For Ample Off Road Parking
- EPC Rating Tbc / Council Tax Band C

Description

Iconic Estate Agents are delighted to bring to the market this spacious and well-presented four-bedroom semi-detached family home, ideally located in the highly sought-after village of Horsford.

Occupying a generous corner plot, the property offers versatile and well-proportioned living accommodation, making it an ideal home for growing families. The property has also benefited from recently fitted windows and doors, enhancing both the comfort and efficiency of the home.

The accommodation comprises a welcoming entrance hallway leading to a spacious lounge/dining room with French doors opening onto the rear garden, creating a wonderful space for both everyday living and entertaining. The kitchen/breakfast room is fitted with a range of wall and base units and provides space for appliances, while a separate utility room adds further practicality. The ground floor also benefits from an additional bedroom, which offers excellent versatility and could easily be utilised as a home office, study, snug or guest room, depending on a buyer's needs.

To the first floor there are three further well-proportioned bedrooms and a modern fitted shower room comprising a three-piece white suite. Externally, the property enjoys a generous front garden, enclosed by mature hedging, which offers the potential to be converted into additional off-road parking or a driveway (subject to the necessary permissions).

Please note; there have been newly fitted windows and doors throughout since the previous EPC was commissioned.

Outside

To the rear there is a substantial private garden, mainly laid to lawn and fully enclosed by timber fencing, providing a fantastic outdoor space for families and entertaining. Early viewing is highly recommended to fully appreciate the space, flexibility and generous plot this home has to offer.

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 C

Tenure

Freehold

Directions

From the B1149 Holt Road, Horsford, turn right into The Shrublands and at the junction turn left where the property can be found indicated by our For Sale Board.

