

Meadowsweet, Horsford
£475,000 Freehold



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

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- Extended & Improved Detached Home
- Six Bedrooms With Master En-Suite
- 22ft Open Plan Kitchen/Dining Room
- Utility Room & Downstairs Cloakroom
- Bay Fronted Lounge
- Three Piece Family Bathroom

- Additional Versatile Reception Room
- Loft Conversion
- Fully Enclosed Rear Garden
- Detached Double Garage/Workshop
- Driveway Providing Ample Parking
- EPC Rating Tbc / Council Tax Band D

Description

This extended and improved detached family home offers deceptively spacious and highly versatile accommodation arranged over three floors, making it an ideal purchase for growing families seeking flexible living space.

The property is approached via a welcoming entrance hall with stairs rising to the first floor and attractive Karndean flooring, which continues throughout the ground floor. From here there is access to a bay-fronted lounge providing a bright and comfortable living space, as well as the former integral garage which has been converted to create a versatile additional room, ideal for use as a playroom, home office or ground floor bedroom.

To the rear of the property is an impressive 22ft open-plan kitchen/dining room, recently fitted with a modern range of wall and base units with work surfaces over. The kitchen also benefits from an integrated oven, induction hob and Bosch dishwasher, creating a stylish and practical space for family living and entertaining. A separate utility room provides additional storage and laundry facilities, while a convenient cloakroom completes the ground floor accommodation.

To the first floor there are four generous bedrooms, including the principal bedroom which benefits from a modern en-suite shower room featuring a double shower cubicle, WC, and hand basin set within a quartz work surface. The remaining bedrooms on this floor are served by a contemporary three-piece family bathroom suite.

The second floor offers two further well-proportioned double bedrooms, providing excellent additional accommodation for larger families, guests, or those working from home.

Further benefits include a loft conversion and new boiler installed in 2018.

Outside

Externally, the property continues to impress with ample off-road parking to the front leading to a detached double garage/workshop. To the rear is a fully enclosed garden, bordered by panel fencing and brick walling, enjoying a sunny aspect and predominantly laid to lawn, offering an ideal outdoor space for families.

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 D

Tenure

Freehold

Directions

From the B1149 Holt Road, turn left into Gordon Godfrey Way. Turn left into Meadowsweet where the property can be found indicated by our For Sale Board.

