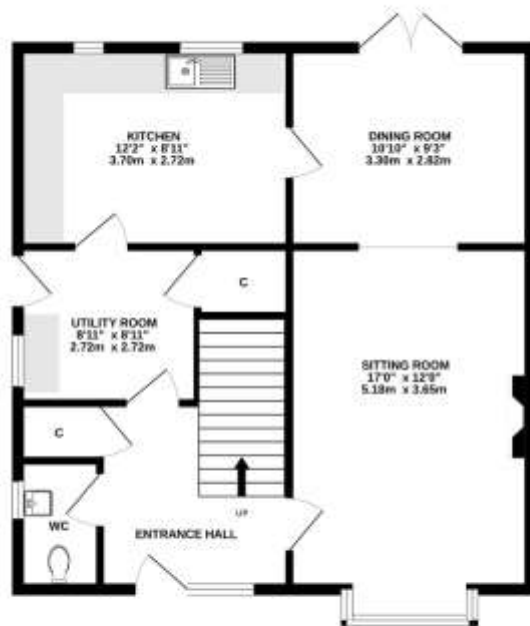


Meadow Way, Horsford  
£375,000 Freehold



- Well Presented Detached Family Home
- Four Bedrooms & Principle En-Suite
- Modern Kitchen Plus Utility Room
- Open Plan Dining Room
- Spacious Bay Fronted Sitting Room
- Family Bathroom & Downstairs Cloakroom
- Generous Rear Garden With Patio Area
- Garage & Driveway With Ample Parking
- Tastefully Decorated Throughout
- EPC Rating C / Council Tax Band D

GROUND FLOOR



1ST FLOOR



We have every attempt to ensure the accuracy of the floorplan contained herein. Measurements of doors, windows, rooms 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 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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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

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

rightmove

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THE GUILD  
PROPERTY  
PROFESSIONALS

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.



## Description

This well-presented four-bedroom detached family residence is situated within the sought-after village of Horsford and has been tastefully renovated throughout, offering versatile and well-proportioned accommodation complemented by a generous rear garden.

The property is entered via a welcoming entrance hallway with built-in storage, staircase rising to the first floor, and access to the ground floor cloakroom, living room, and utility room. The living room is a spacious and elegant reception room, featuring a bay window to the front elevation and a feature fireplace, and flows naturally into the dining room, creating an ideal space for both everyday family living and entertaining. The dining room enjoys views over the rear garden, with French doors providing direct garden access and an internal door leading to the kitchen. The kitchen is fitted with a comprehensive range of modern wall and base units with roll-top work surfaces. There is an integrated dishwasher, space for a range-style cooker and American-style fridge freezer, and sufficient room to accommodate a breakfast table if required. A door leads through to the utility room, which provides additional storage, space for laundry appliances, and access to the side of the property.

The first-floor landing gives access to all four bedrooms and the family bathroom, which has been refitted to a contemporary standard and comprises a panelled bath with shower over, low-level WC, and wash basin set within a vanity unit. The principal bedroom, measuring in excess of 17 feet, benefits from a modern en-suite shower room fitted with a stylish three-piece suite.

## Outside

Externally, the front of the property offers a shingled driveway providing ample off-road parking and access to a single garage.

The rear garden is predominantly laid to lawn with well-stocked flower borders and features a separate patio seating area, ideal for outdoor dining and entertaining.

## 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

## Directions

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

