

propertyladder



Flag Cutters Way, Horsford, NR10
A Two Bedroom Stylish Home In A Popular Village Setting.

£225,000 FREEHOLD



Contemporary Comfort With Countryside Charm

This beautifully maintained home offers an exceptional opportunity for First Time Buyers and Investors seeking a modern, low maintenance property in a thriving village community. Finished to a high standard throughout, it provides two double bedrooms, a contemporary kitchen, a bright sitting and dining room, a family bathroom, a downstairs WC, an entrance hall, a landscaped rear garden and a private driveway. It is a superb home that deserves to be viewed.



“a beautifully landscaped rear garden with a pergola, patio area and raised beds”



- Two Generous Double Bedrooms
- Immaculately Presented Modern Home
- Bright Sitting And Dining Room
- Contemporary Fitted Kitchen With Sleek Units
- Modern Family Bathroom
- Beautifully Landscaped Rear Garden With Pergola
- Private Driveway Providing Off Road Parking
- Set Within A Popular Modern Development



Location

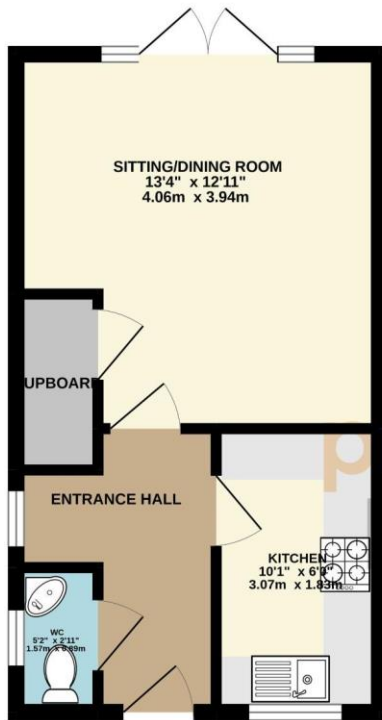
Horsford is a highly sought after village to the north of Norwich, known for its strong sense of community and excellent local amenities. It offers quality schooling, a selection of shops, woodland walks, sports facilities and easy access to The Boards and North Norfolk. The village provides a perfect balance of countryside living with straightforward routes into Norwich City Centre, making it an attractive choice for commuters and families alike. Horsford continues to grow in popularity due to its blend of modern development, established neighbourhoods and convenient transport links.



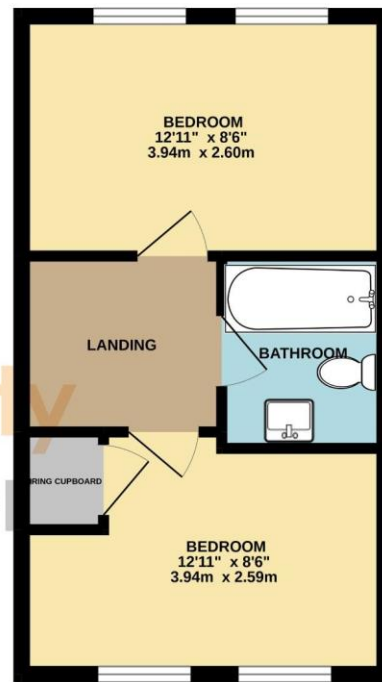
Outside

The property benefits from private off road parking and a beautifully landscaped rear garden with a pergola, patio area and raised beds. It is an inviting space for relaxing, entertaining or gardening.

GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.

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.

Full EPC available upon request

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: B

Local Authority: Broadland District Council

Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity



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All measurements, areas and distances are approximate. Photographs, floorplans and other illustrations are provided for guidance and may not be to scale. The particulars do not form part of any contract and should not be relied upon as a statement of fact.

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