

# propertyladder



## Flag Cutters Way, Horsford, NR10 3FZ

This Stylish 2021-Built David Wilson Three Bedroom Semi-Detached Home!

**GUIDE PRICE £285,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# MODERN LIVING AT ITS BEST!

Built by David Wilson Homes in 2021, this impressive three-bedroom semi-detached house offers sleek, contemporary living in a popular residential setting. Ideal for professionals, families or those looking to upsize, the property is immaculately presented and thoughtfully laid out across two floors.

Step inside to discover a bright and welcoming hallway leading to a spacious living room, perfect for relaxing or entertaining guests. At the rear, the kitchen/dining room offers a modern space for family life, complete with French doors opening out to the rear garden - ideal for summer evenings and weekend gatherings.

Upstairs, the main bedroom features its own en-suite shower room, while two further bedrooms and a family bathroom provide flexible accommodation for guests, children or a home office setup.



“Complete with French doors opening out to the rear garden - ideal for summer evenings and weekend gatherings”



## Overview

- Built in 2021 by David Wilson Homes
- Three bedrooms including
- Spacious kitchen/dining room with garden access
- Bright and comfortable living room
- Ground floor cloakroom/WC
- Generous rear garden with lawn and raised deck
- Attractive timber pergola - perfect for entertaining
- Two allocated driveway parking spaces

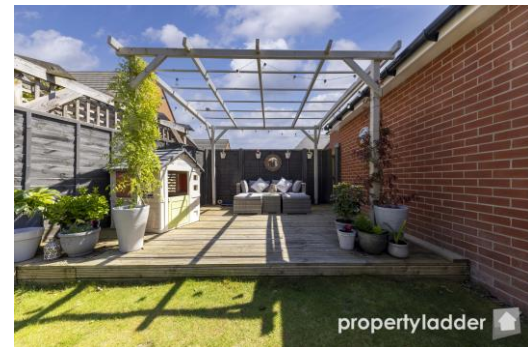






## Location

Horsford is a popular and well-served village located just six miles north of Norwich, offering the perfect blend of rural charm and modern convenience. Surrounded by scenic woodland and countryside, it's a great spot for walking, cycling and enjoying the outdoors, yet remains incredibly accessible to the city via the nearby Norwich Northern Distributor Road (NDR). The village boasts a range of everyday amenities including a primary school, two convenience stores, a post office, pubs, a village hall, and takeaways. There's also a strong sense of community, with local clubs and activities for all ages. For families, Horsford Primary is well regarded, and there's easy access to high schools and further education in Norwich.

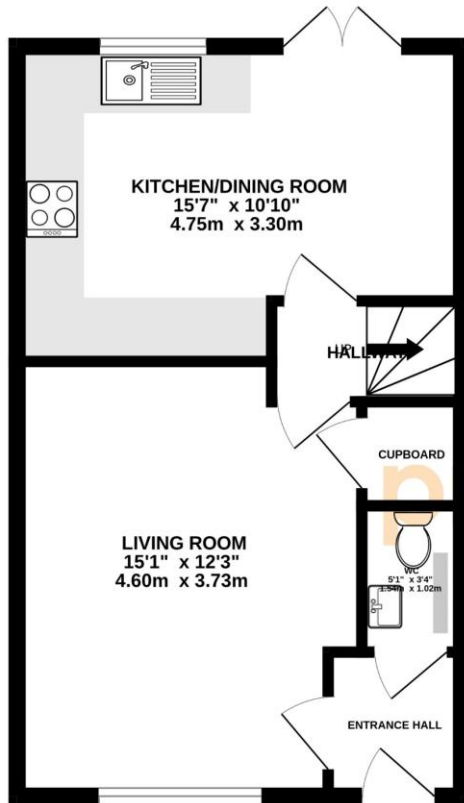


## Outside

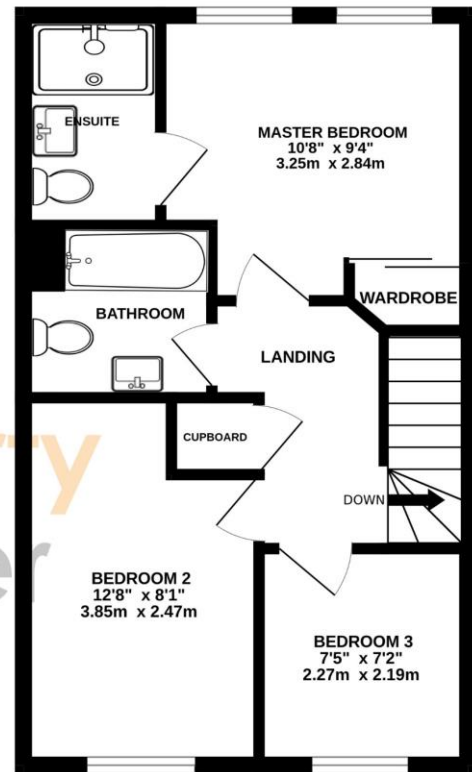
The generous rear garden is a real standout-mainly laid to lawn and ideal for families or entertaining. A raised decked patio with pergola creates a stylish outdoor seating area, perfect for summer evenings, while the shed and side gate add practicality to this superb outside space.



GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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, omission or mis-statement. 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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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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