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## Columbine Road, Horsford, NR10 3RT

Truly Delightful Three Bedroom Detached Home in Sought-After Horsford

Offers Over **£325,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# STYLISH FAMILY HOME WITH GARDEN RETREAT!

This attractive bay-fronted detached house, located on the ever-popular Columbine Road in Horsford, offers stylish and versatile living spaces ideal for modern family life. With three well-proportioned bedrooms, including a generous main bedroom with its own en suite shower room, plus a family bathroom and a ground floor WC, this home is both practical and inviting.

Downstairs, two reception rooms offer flexible living and entertaining options, complemented by a well-appointed kitchen. One of the standout features is the converted garage, now a smart and stylish garden room or home office - perfect for working from home or relaxing with a view of the garden through double doors. To make up for the lost garage storage, the owner has added a spacious bespoke shed, perfect for keeping everything neatly organised!



“ converted garage, now a smart and stylish garden room or home office – perfect for working from home or relaxing ”



## Overview

- ATTRACTIVE BAY-FRONTED DETACHED HOME
- THREE GENEROUS BEDROOMS
- GROUND FLOOR WC AND FAMILY BATHROOM
- SMART CONVERTED GARAGE INTO A GARDEN ROOM/HOME OFFICE
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH PATIO
- SECLUDED DECKED AREA ACCESSED VIA QUIANT PATH
- DRIVEWAY PARKING (INCLUDING EV CHARGING) WITH SCOPE TO INCREASE

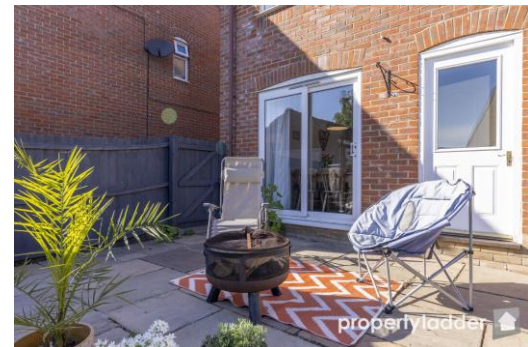




## Location

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.

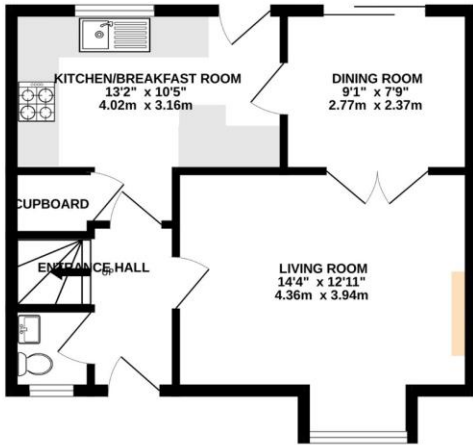


## Outside

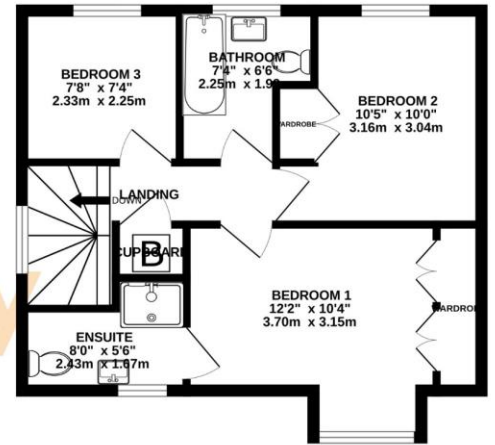
The rear garden is a real treat, beautifully landscaped with a central lawn bordered by colourful, well-stocked flower and shrub beds. A patio area offers space for outdoor dining, while a charming decked path leads to a secluded raised deck area nestled amongst the planting - a perfect peaceful retreat.

To the front, a lawned garden and driveway, with EV Charging, provide off-street parking, with the potential to expand the parking area further if required.

GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.2 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: D

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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