

propertyladder



Norwich Road, Horsham St. Faith, NR10 3LA

A Spacious Four-Bedroom Detached Home!

GUIDE PRICE £475,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

GENEROUS PLOT, GRAND POSSIBILITY AWAITS!

Set on a generous plot of approximately 0.2 acres (subject to measured survey), this detached home was individually built by the current owners around 35 years ago and now offers a fantastic opportunity for the next buyer to make their mark.

With well-proportioned accommodation already in place—including two reception rooms, a kitchen, utility room, and four double bedrooms—the layout is versatile and ideal for those looking to refresh, reconfigure or even extend (subject to planning). The principal bedroom enjoys its own en suite and walk-in wardrobe, and there is a ground floor shower room in addition to the main family bathroom upstairs.



“This is a rare chance to secure a spacious, quality-built home in a highly regarded village setting”



Overview

- Generous 0.2-acre plot (subject to measured survey)
- Scope to extend or remodel (subject to planning)
- Four double bedrooms including principal suite
- Two reception rooms and a separate kitchen
- Ground floor shower room & first floor family bathroom
- En suite to principal bedroom & Walk-in Wardrobe
- Large gravel driveway and double integral garage





Location

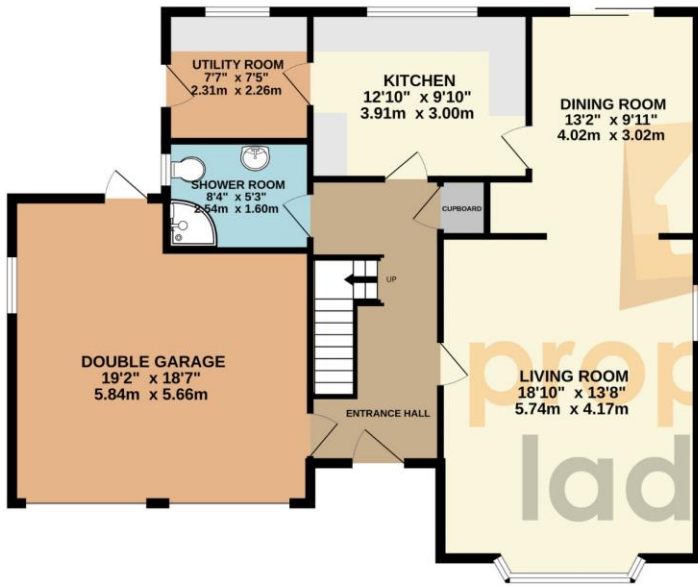
Horsham St Faith is a picturesque and well-connected village located just four miles north of Norwich. Steeped in history and community spirit, the village enjoys a peaceful rural setting while offering easy access to the city centre, the A140, and Norwich International Airport. There's a friendly local pub, village hall, church, and regular bus services-making it an ideal choice for families, commuters, and anyone looking for the charm of village life with city convenience close at hand. With scenic countryside walks on the doorstep and excellent local amenities nearby, Horsham St Faith remains one of Norfolk's most desirable village locations.



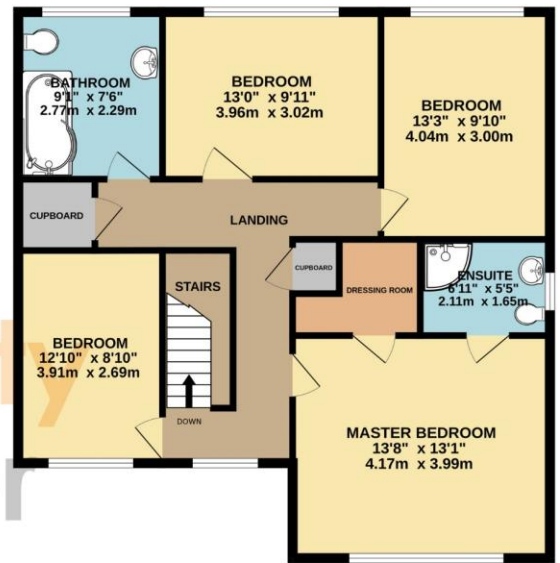
Outside

Outside, the property is approached via a large gravelled driveway leading to a double integral garage, with a mature lawned garden to the rear. While the house has been well cared for over the years, it would now benefit from some cosmetic modernisation, offering huge potential for those seeking a home they can adapt to their own taste. This is a rare chance to secure a spacious, quality-built home in a highly regarded village setting-just a short drive north of Norwich-with scope to create something truly special.

GROUND FLOOR
1102 sq.ft. (102.4 sq.m.) approx.



1ST FLOOR
912 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 2014 sq.ft. (187.1 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, 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

EPC - TBC

COUNCIL TAX BAND: E

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

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