propertyladder









Barleyfield Road, Horsford, NR10

A Three Bedroom Semi-Detached Home Occupying A Desirable Position

£280,000 FREEHOLD

BRITISH PROPERTY AWARDS
2023, 2024 & 2025
★ ★ ★ ★ ★
GOLD WINNER
ESTATE AGENT IN NORWICH (NR10-16)

Modern, Private And Perfectly Positioned

Occupying a desirable position on the outskirts of this popular development in Horsford, tucked away within a quiet cul-de-sac and enjoying an attractive leafy green backdrop with far reaching countryside views, this modern village home is presented in excellent condition throughout.

The accommodation begins with an entrance hall, with a ground floor WC conveniently positioned to the right, leading through to a comfortable living room which opens into a modern kitchen/diner spanning the rear of the property. Updated by the current owners in recent years, the kitchen offers a contemporary range of units and integrated appliances, including a dishwasher and washing machine, with French doors providing direct access onto the rear garden. To the first floor, a central landing gives access to three well-proportioned bedrooms, alongside a modern family bathroom. Having been thoughtfully improved and updated by its current owners, further benefits include replacement windows and doors throughout, making this an ideal opportunity for buyers seeking a home that is ready to move straight into.



"Updated by the current owners in recent years, the kitchen offers a contemporary range of units and integrated appliances"

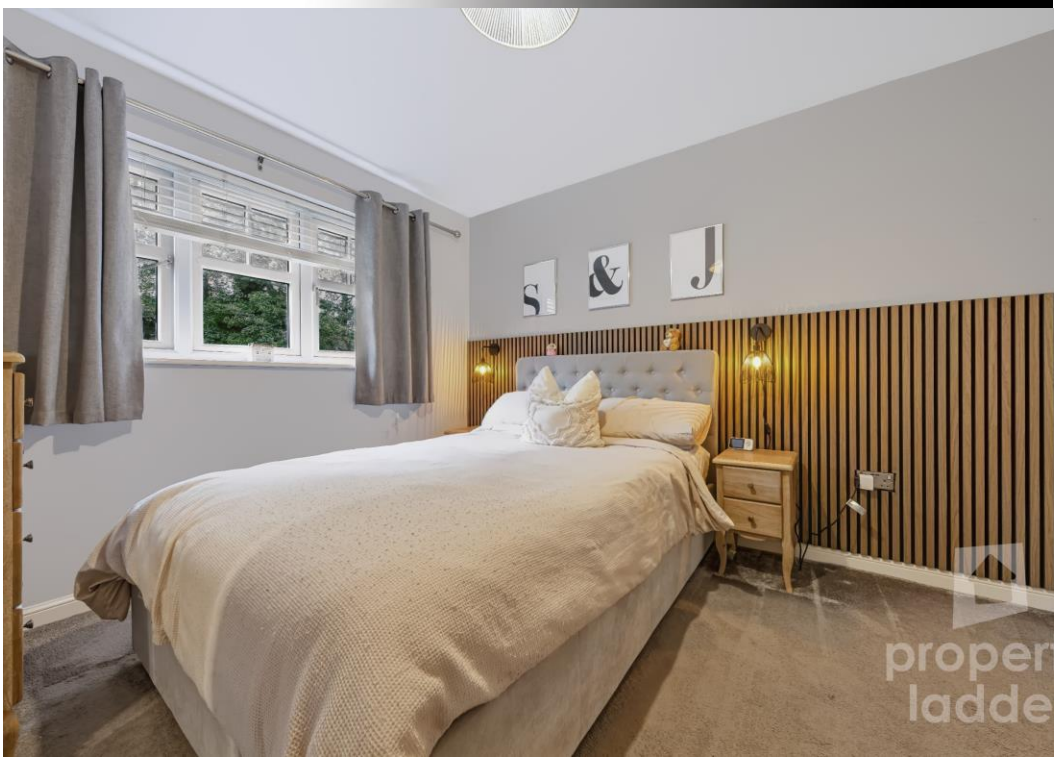


- **Three Bedrooms Off Landing**
- **Pleasant Leafy Green Outlook To The Rear**
- **Modern Kitchen/Diner Spanning Rear Of Home**
- **Spacious Entrance Hall & Ground Floor WC**
- **Driveway For Two Vehicles Situated To Side Of House**
- **First Floor Family Bathroom**
- **Low Maintenance & Non Overlooked Garden**
- **Quiet Cul-De-Sac Location On Outskirts Of Development**



Location

Barleyfield Road is ideally situated within the popular village of Horsford, offering a pleasant village setting whilst remaining conveniently positioned for access to Norwich and the surrounding Norfolk countryside. Horsford benefits from a good range of everyday amenities, including a local Co-op, Post Office, pharmacy, village pubs and independent shops, alongside a well regarded primary school. The village also offers a variety of community and recreational facilities, including a village hall, recreation ground and children's play area. For those who enjoy the outdoors, the nearby Horsford Woods and surrounding countryside provide excellent opportunities for walking and cycling. There are also regular bus services into Norwich, with convenient road links via the B1149 and Broadland Northway.











Outside

Outside, the property benefits from a private driveway situated directly to the side of the house, providing comfortable off road parking for two vehicles. The rear garden offers a particularly private and unoverlooked space, enhanced by the property's desirable position within the development and the attractive greenery beyond. Predominantly laid to well maintained lawn, the garden is further complemented by a patio area adjoining the house and practical outdoor shed.

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

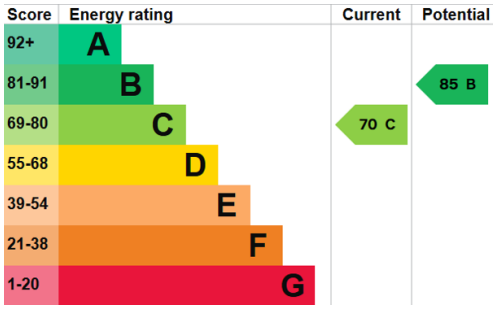
1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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.
Made with Metropix ©2026

Full EPC available upon request



Council Tax Band: C

Local Authority: Broadland District Council

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



01603 898100

98 Crostwick Lane
Spixworth
Norfolk
NR10 3NQ

sales@propertyladderonline.com

property ladder

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that these particulars are prepared for guidance only and do not constitute an offer or contract. While every reasonable effort has been made to ensure that the information provided is accurate, prospective purchasers should not rely solely on any statement or representation made in these particulars and should satisfy themselves by inspection, survey and/or appropriate legal enquiries.

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.

Prospective purchasers should make their own enquiries regarding the property, including matters relating to planning, building regulations, alterations, boundaries, tenure and any other relevant consents or restrictions. Property Ladder has not tested any services, systems, appliances, equipment or facilities and purchasers should satisfy themselves as to their condition, operation and suitability.

Any information relating to the property which may be considered material should be verified by the purchaser and their legal adviser before entering into a contract.