

# propertyladder



## Chestnut Drive, Horsford, NR10

A Semi Detached 2022 Built Three Bedroom David Wilson Home!

OFFERS IN EXCESS OF **£290,000** FREEHOLD



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# TURNKEY COMFORT WITH CONTEMPORARY STYLE!

Constructed in 2022 by David Wilson Homes, this beautifully presented home in Horsford offers immaculate, turnkey accommodation perfectly suited to modern family living!

The property welcomes you with a small entrance lobby leading to a convenient ground floor WC and a spacious living room featuring a large under stairs storage cupboard. To the rear of the ground floor, a contemporary kitchen/diner is fitted with integrated appliances including a dishwasher, washing machine, fridge and freezer, and enjoys views over the enclosed garden! Upstairs, there are three well proportioned bedrooms, two of which benefit from built in wardrobes, while the master bedroom also boasts a modern en-suite shower room. A sleek family bathroom completes the first floor.



*“ providing spots  
to enjoy the sunshine,  
whether in the morning or  
evening time. ”*



## Overview

- 2022 Built David Wilson Home
- Semi Detached House
- Three Bedrooms Off Landing
- Two Allocated Parking Spaces To Front
- En-Suite Shower Room & Family Bathroom
- Enclosed Non Overlooked Garden
- Modern Kitchen/Diner With Built In Appliances
- Nearby Walks & Scenic Trails
- Entrance Hall & Ground Floor WC
- Popular Kingfisher Meadow Development In Horsford





## Location

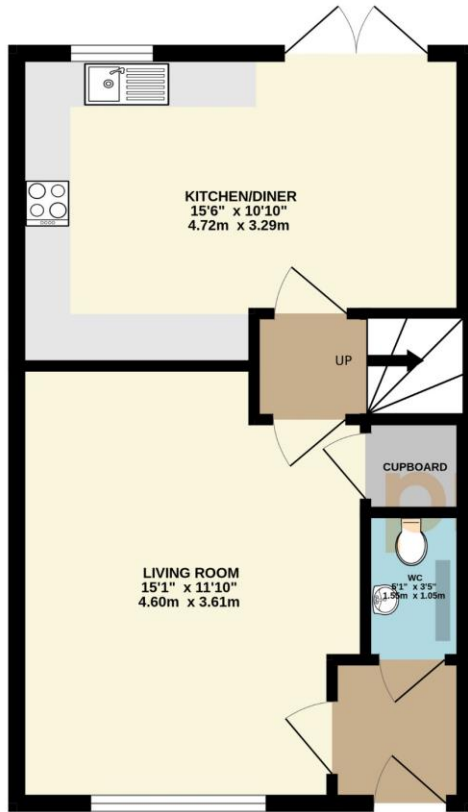
Chestnut Drive is set within the popular Kingfisher Meadow estate, a modern development just north of Norwich. The area combines village tranquillity with practical convenience. Horsford village centre is within easy reach, offering everyday amenities such as a Co-op convenience store with post office, bakery, butcher, takeaways and a traditional pub along Holt Road, as well as medical facilities and a primary school nearby. For wider shopping, leisure and services you're only a short drive or bus ride from Taverham and Hellesdon, which include larger supermarkets and additional amenities, and Norwich city centre is about 6 miles away with extensive shops, cafes, culture and transport links. Outdoor enthusiasts benefit from extensive footpaths, woods and countryside right on the doorstep.



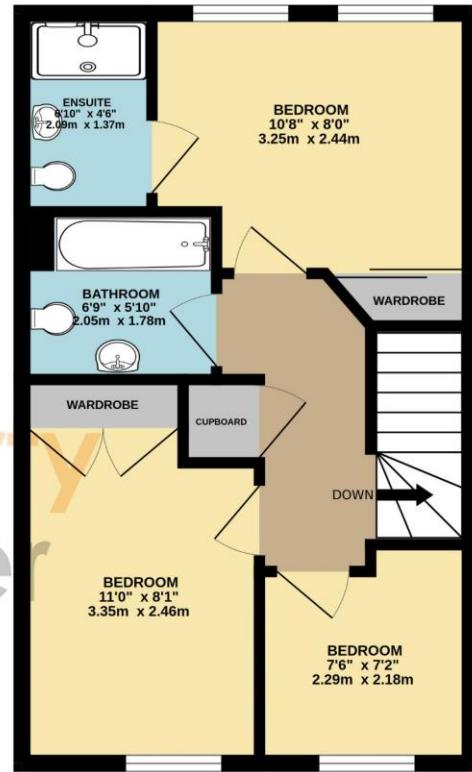
## Outside

Outside, the property offers two allocated parking spaces to the front of the house. The enclosed rear garden enjoys plenty of sunshine, featuring a well maintained lawn, outdoor shed and patio areas at both the front and rear of the garden, providing spots to enjoy the sunshine, whether in the morning or evening time.

GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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

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		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

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BRITISH PROPERTY AWARDS 2025

GOLD WINNER

ESTATE AGENT IN NORWICH (NR10-16)

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