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Coltsfoot Road, Horsford, NR10

A Beautifully Presented Three Bedroom Home!

GUIDE PRICE £325,000 to £340,000 FREEHOLD

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

A CORNER-PLOT WITH REAL IMPACT!

From the moment you step inside, the property feels bright and welcoming. A generous entrance hall provides access to the principal reception rooms and a useful ground floor cloakroom.

To the front of the property is a versatile dining room, equally suited as a home office or playroom, offering flexibility for modern family living. The generous living room enjoys an abundance of natural light and features French doors opening directly onto the rear garden, creating an effortless connection between the indoor and outdoor living spaces.

The well-appointed fitted kitchen has been thoughtfully designed with ample storage and workspace and benefits from a new gas boiler installed in 2026. Open plan to the kitchen is a stylish garden room, complete with a warm roof, creating a comfortable year-round living space. Flooded with natural light and featuring double doors opening onto the garden, this wonderful room is perfect for relaxing, entertaining or informal family dining.

Upstairs, the impressive principal bedroom benefits from built-in wardrobes together with a modern en-suite shower room. Two further well-proportioned bedrooms are served by a contemporary family bathroom.



"a stylish garden room, complete with a warm roof"



Overview

- **Bright And Spacious Accommodation Throughout**
- **Versatile Dining Room Or Home Office**
- **Living Room With French Doors To The Garden**
- **Stylish Garden Room With Insulated Warm Roof**
- **Fitted Kitchen With New Gas Boiler (2026)**
- **Principal Bedroom With Fitted Wardrobes & En-Suite**
- **Brick-Built Garage & Off-Road Parking**



Location

Horsford is one of Norfolk's most popular villages, offering an excellent balance of village life and convenient access to Norwich.

Residents benefit from a wide range of local amenities including shops, cafés, pubs, schooling, healthcare facilities and regular public transport links. The nearby Broadland Northway (Northern Distributor Road) provides excellent access around Norwich and beyond, whilst Norwich International Airport and the city centre are both just a short drive away.

Coltsfoot Road forms part of a well-regarded modern development within the village, offering a pleasant residential setting with nearby green spaces and countryside walks. Combining excellent local facilities with superb transport links, Horsford continues to be a highly sought-after location for families, professionals and those looking to enjoy village living without sacrificing convenience.











Outside

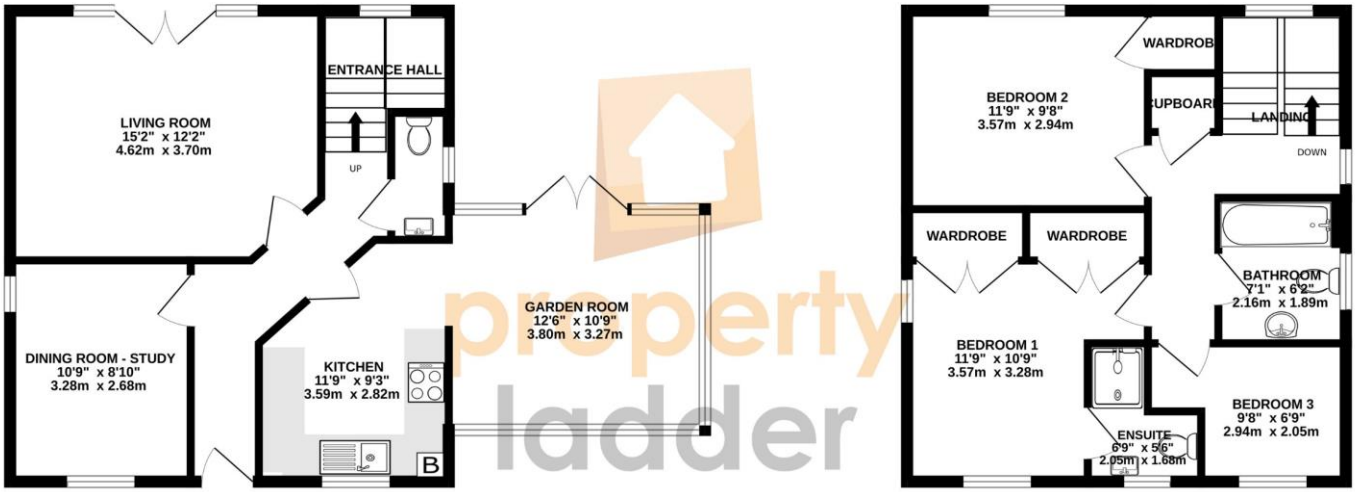
The enclosed rear garden has been recently landscaped to provide an attractive and low-maintenance outdoor space. A generous patio offers the perfect setting for outdoor entertaining, whilst the lawn provides space for children, pets or keen gardeners to enjoy.

The property also benefits from a brick-built garage, accessed via both an up-and-over door from the driveway and a personal door from the rear garden, together with additional off-road parking.

Offering spacious accommodation, stylish presentation and a sought-after village location, this superb home is ideal for families, professionals and anyone looking to enjoy modern living within easy reach of Norwich.

GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

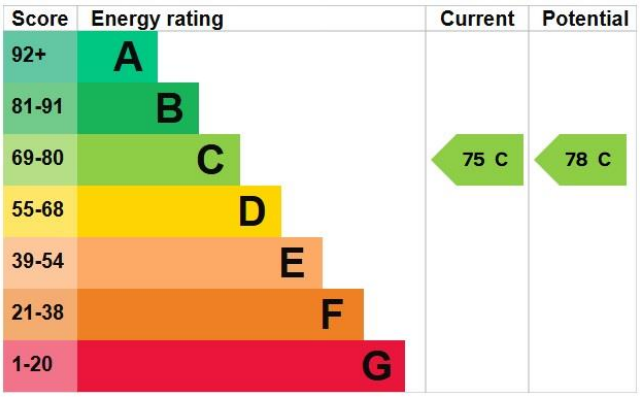
1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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



COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

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GOLD WINNER
ESTATE AGENT IN NORWICH (NR10-16)

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