

propertyladder



Holt Road, Horsford, NR10 3HQ

Spacious Four Bedroom Detached Family Home In Horsford!

Offers In Excess Of **£500,000** freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

COMFORT MEETS COUNTRYSIDE CHARM!

Set within a mature plot approaching a quarter of an acre, this substantial detached family home offers spacious, well-balanced accommodation in a desirable part of Horsford. Tucked away off the road, the home boasts a generous gravel driveway, a tandem garage, and beautifully landscaped gardens offering plenty of space and privacy.

Inside, the property features a large entrance hall, a light-filled dual aspect living room, a formal dining room, and a kitchen/breakfast room with adjoining utility room. Upstairs, a wide landing leads to the principal bedroom with en suite, three further double bedrooms, and a family bathroom.

“two patio seating areas, and a lovely lawned garden, the outside space is a real highlight.”



Overview

- Nearly A Quarter Of An Acre Of Mature Gardens
- Four Double Bedrooms Including Principal With En Suite
- Dual Aspect Living Room With Plenty Of Natural Light
- Separate Formal Dining Room
- Spacious Kitchen/Breakfast Room And Utility Room
- Large Entrance Hall And First-Floor Landing
- Tandem (Double Length) Garage With Power And Lighting
- Ample Off-Road Parking On Gravelled Driveway





Location

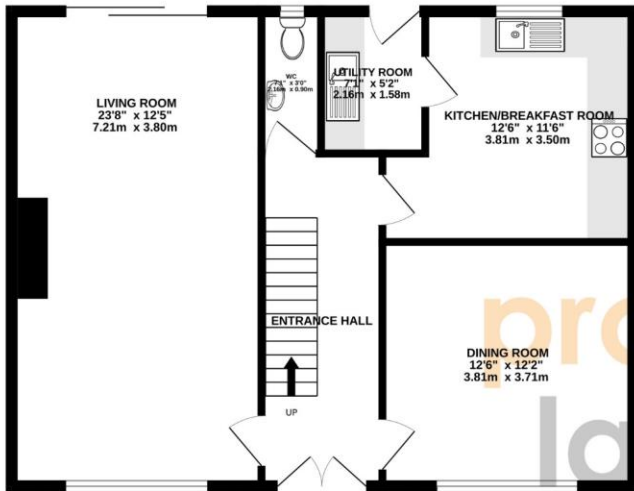
Horsford is a popular and well-served village located just 6 miles north of Norwich. It offers a perfect balance of village charm and urban convenience, with local amenities including shops, a primary school, pubs, and beautiful woodland walks. The village has strong road links to the Norwich Northern Distributor Road (NDR) and is within easy reach of Norwich Airport. With a friendly community and excellent access to both the city and the Norfolk countryside, Horsford continues to attract buyers looking for space, peace, and practicality.



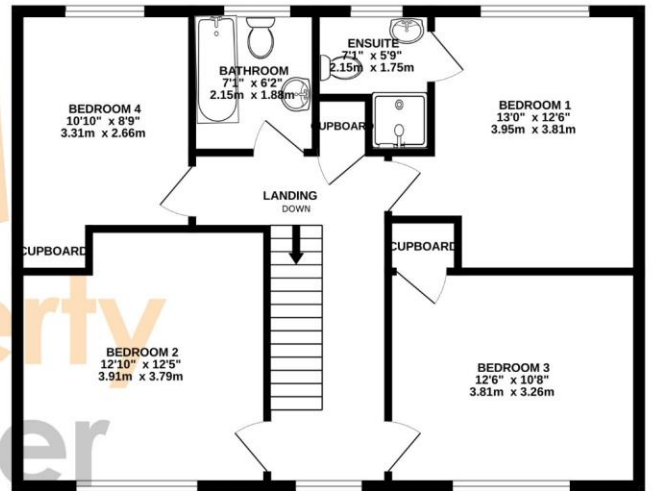
Outside

With mature trees, established planting, two patio seating areas, and a lovely lawned garden, the outside space is a real highlight. This home offers the ideal blend of indoor comfort and outdoor lifestyle, perfect for families or those seeking space in a village setting.

GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1460 sq.ft. (135.6 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	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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(NR10-16)

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