

propertyladder



Ashwood Drive, Horsford, NR10 3GF

A Smart Two Bedroom, Semi Detached Home!

GUIDE PRICE £240,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

FIRST-TIME BUYER'S DREAM!

A well presented 2021 built David Wilson home, proving an ideal first home in the popular village of Horsford! This spacious semi detached home features an entrance hall, ground floor WC, fitted kitchen and spacious lounge/diner with double doors overlooking the garden! Upstairs, there are two double bedrooms and smart family bathroom.

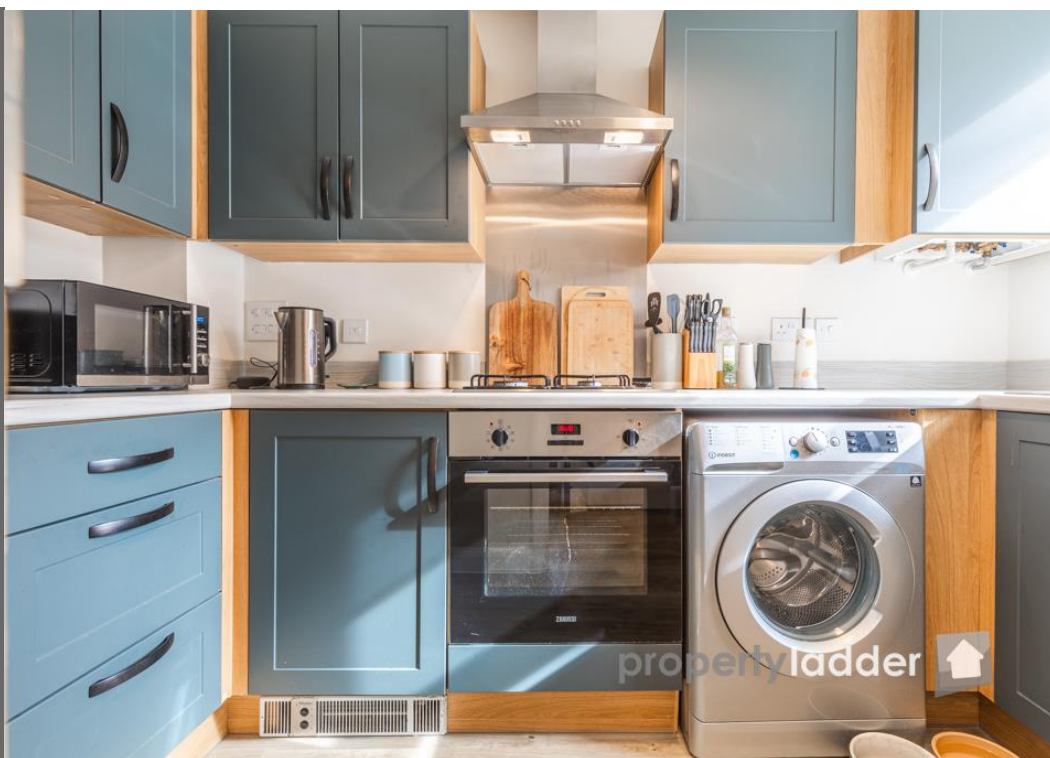


“The garden proves fully enclosed and low maintenance, consisting of a patio area and laid lawn”



Overview

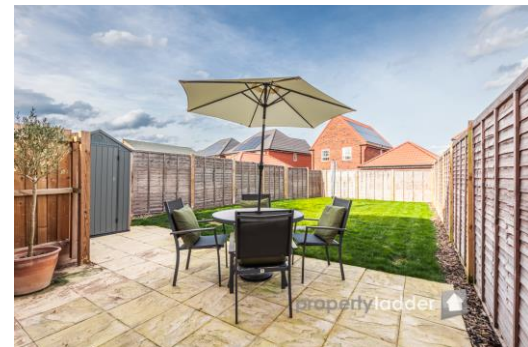
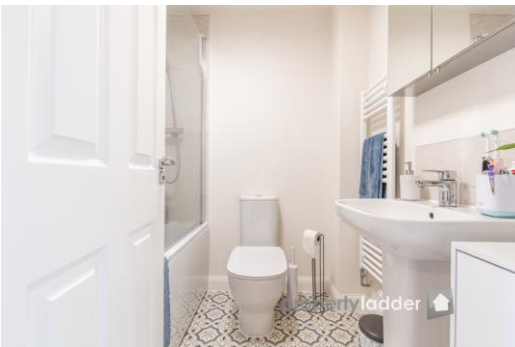
- Two Double Bedrooms
- Enclosed & Low Maintenance Garden
- Ground Floor WC & First Floor Bathroom
- Driveway Offering Off Road Parking
- Stylish Fitted Kitchen
- Spacious Lounge/Diner
- Ideal First Home In Popular Village
- Remainder of the 10 Year New Home Warranty





Location

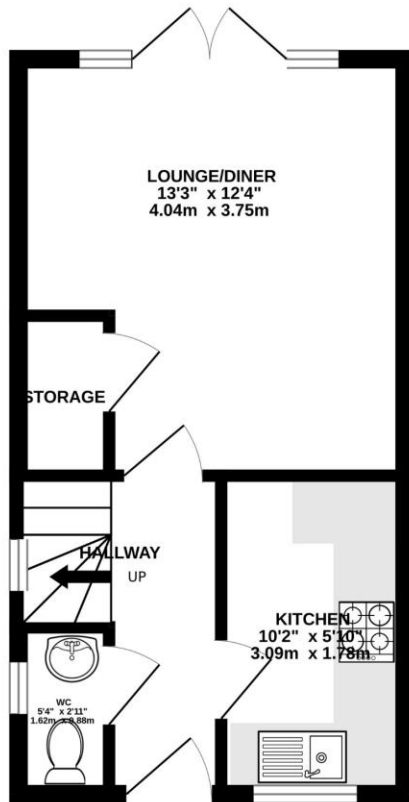
Horsford is a popular and well-served village located just six miles north of Norwich, offering the perfect blend of rural charm and modern convenience. Surrounded by scenic woodland and countryside, it's a great spot for walking, cycling and enjoying the outdoors, yet remains incredibly accessible to the city via the nearby Norwich Northern Distributor Road (NDR).



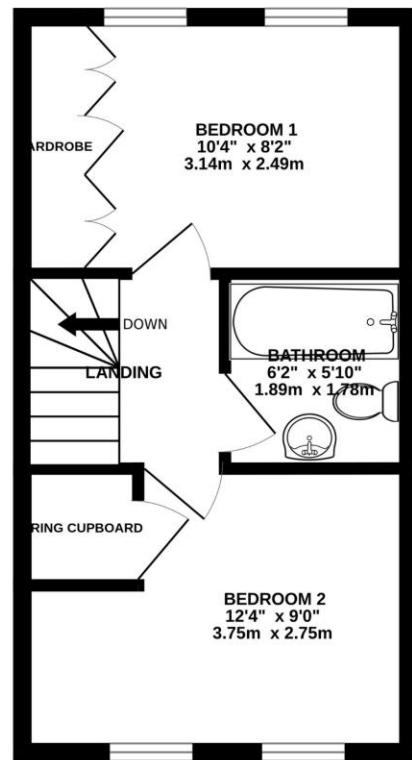
Outside

Outside, the property occupies a generous plot with a larger garden than most. The garden proves fully enclosed and low maintenance, consisting of a patio area and laid lawn. Furthermore, a driveway situated to the side of the house provides off road parking for two vehicles.

GROUND FLOOR
288 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.5 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: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	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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IN NORWICH
(NR10-16)

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