

propertyladder



Moore Close, Horsford, NR10

A Well Presented Four Bedroom Detached Family Home In Horsford!

Offers In Excess Of **£395,000** freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

EXCEPTIONAL LIVING IN HORSFORD'S HEART!

Situated within a sought-after cul-de-sac in Horsford, this immaculate detached home offers spacious and versatile accommodation, finished to an exceptional standard throughout.

The property welcomes you with a generous entrance hall and ground floor WC, with a generously sized bay front living room & numerous storage cupboard. To the rear of the ground floor, the heart of the home is the modern open plan kitchen/diner, featuring a large breakfast bar, earth stone worktops, integrated appliances, and a separate utility room. Upstairs, there are four well-proportioned double bedrooms, including a master with en-suite and built-in wardrobes, complemented by a stylish family bathroom!

“the rear garden offers a high degree of privacy and has been thoughtfully landscaped by the current owners”



Overview

- Detached Family Home
- Four Double Bedrooms
- Modern Open Plan Kitchen/Diner
- En-Suite Shower Room & Family Bathroom
- Driveway & Garage
- Landscaped Non Overlooked Garden
- Spacious Bay Fronted Living Room
- Ground Floor Wc & Utility Room
- Cul-De-Sac Spot Within Popular Development
- Excellent Storage Throughout





Location

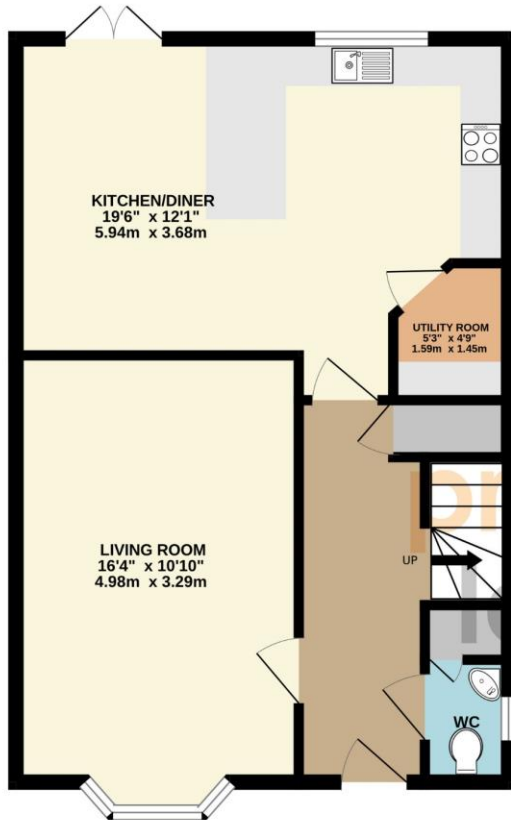
Moore Close is a quiet cul-de-sac located in the popular village of Horsford, offering a blend of convenient amenities and easy access to Norwich city centre. The village itself provides a range of local facilities including shops, a primary school, medical centre, post office, and several pubs and eateries, while nearby supermarkets and retail parks ensure day-to-day needs are well catered for. Horsford also benefits from excellent transport links, with regular bus services into Norwich and easy access to the NDR and A140.



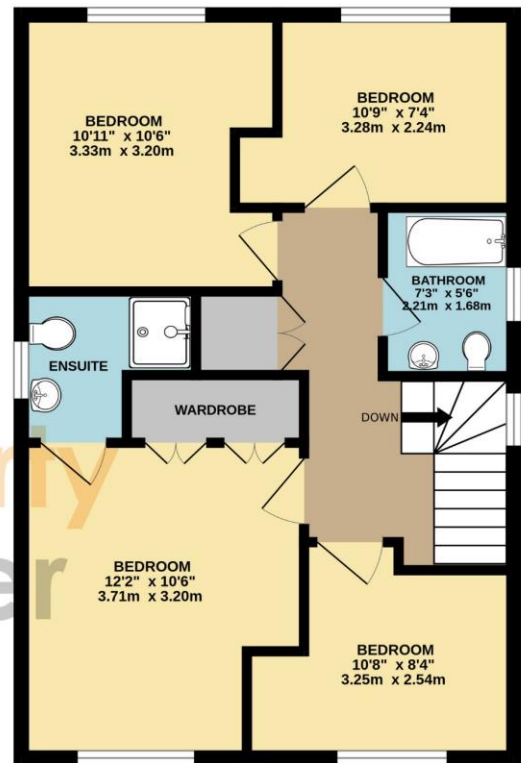
Outside

The property benefits from a private driveway providing off road parking for two vehicles, together with a large garage offering additional parking or storage space. Enjoying a tucked away position at the rear of the cul-de-sac, the rear garden offers a high degree of privacy and has been thoughtfully landscaped by the current owners. The garden features an extensive porcelain patio ideal for outdoor entertaining, a neatly maintained lawn, and well designed flower beds, creating an attractive and low maintenance setting.

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.7 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.
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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: D

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

Selling your home?

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

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