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Flag Cutters Way, Horsford, NR10

A Well Presented Three Bedroom Semi Detached Home In Horsford!

GUIDE PRICE £300,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

OUTDOOR DELIGHT MEETS INDOOR CHARM!

Built in 2019 and set within a popular David Wilson development in Horsford, this modern semi-detached home offers stylish living in a popular village location!

The property opens with a practical entrance hall leading to a ground floor WC, a bright and spacious living room, and a practical under stairs storage cupboard. To the rear, a contemporary kitchen-diner with built-in appliances provides the perfect space for family meals or entertaining. Upstairs, there are three well proportioned double bedrooms, with the master bedroom benefiting from built-in wardrobes and a private en-suite shower room, complemented by a modern family bathroom. Just a short walk away, the beautiful Horsford Woods and nearby Broadland Country Park offer scenic nature trails and peaceful countryside walks, making this an ideal home for those seeking both comfort and connection to the outdoors!



“well-planted borders
and mature trees,
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backdrop and a sense of
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enjoy sunny afternoons”



Overview

- Semi Detached House
- Three Bedrooms
- Driveway & Garage
- En-Suite To Master & Family Bathroom
- Modern Kitchen/Diner
- Private & Enclosed Garden
- Entrance Hall & Ground Floor WC
- 2019 Built On Popular David Wilson Development
- Nearby Walks & Scenic Trails
- Village Location With Excellent Transport Links





Location

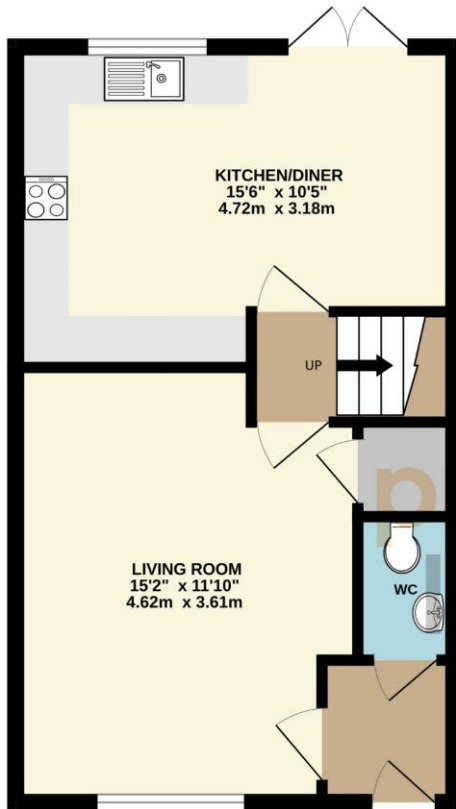
Flag Cutters Way in Horsford offers the perfect mix of village living and easy access to nature. Just a short walk away are the scenic trails of Horsford Woods and Broadland Country Park, ideal for walks, cycling, and exploring. The village itself provides everyday essentials, including shops, a post office, pharmacy, and well-regarded schools, along with a recreation ground and village hall. Excellent public transport links are close by, with regular bus services into Norwich, making it a convenient yet peaceful place to call home.



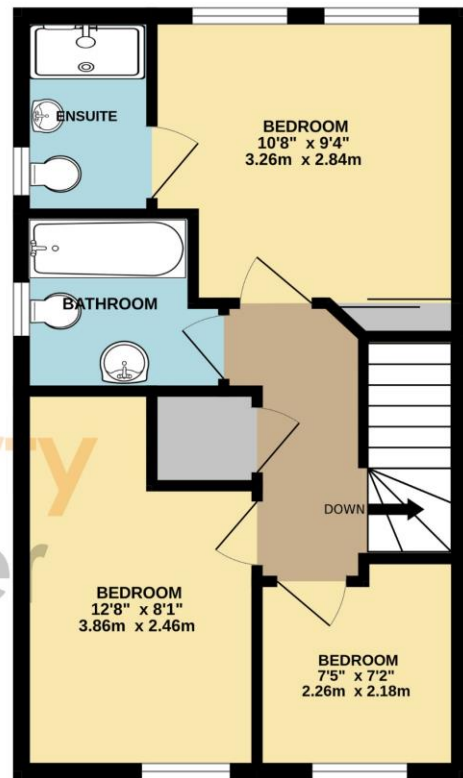
Outside

The property benefits from its own private driveway, and has the added advantage of a garage! The rear garden proves private, enclosed and full of greenery, consisting of patio, lawn and designated kids play area! The garden also features well-planted borders and mature trees, creating a natural backdrop and a sense of seclusion, making it a perfect spot to enjoy sunny afternoons or unwind in the evenings.

GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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

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

Selling your home?

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

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