

propertyladder



Blythe Way, Horsford, NR10 3FY

A Four Bedroom Detached Home With No Onward Chain!

GUIDE PRICE £425,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

STYLISH FAMILY LIVING!

This detached house in the popular village of Horsford offers a practical, yet modern way of living. The ground floor boasts an inviting entrance hall leading to two front-facing reception rooms, a comfortable living room and a versatile study. A convenient ground floor WC is located nearby. At the rear of the property, the heart of the home unfolds with a generous open-plan kitchen diner, perfect for family gatherings and entertaining, complemented by a separate utility room for added convenience. Upstairs, the property features four well-proportioned bedrooms, including a master suite with an en-suite shower room, and a modern family bathroom to serve the remaining bedrooms. This well-designed home provides ample space for contemporary family living.



“a generous open-plan kitchen diner, perfect for family gatherings and entertaining”



Overview

- Detached House
- No Onward Chain
- Four Bedrooms
- Modern Open Plan Kitchen Diner
- Two Reception Rooms
- Utility Room & Ground Floor WC
- En-Suite & Family Bathroom
- Driveway & Garage Low Maintenance & Enclosed Garden
- Ideal Family Home On Popular Development





Location

The village of Horsford which is to the north of Norwich, offers a range of schooling for the majority of age groups, recreational facilities and a selection of shops. Norwich international airport is within easy reach with its national and international connections and also provides easy access into Norwich City Centre.

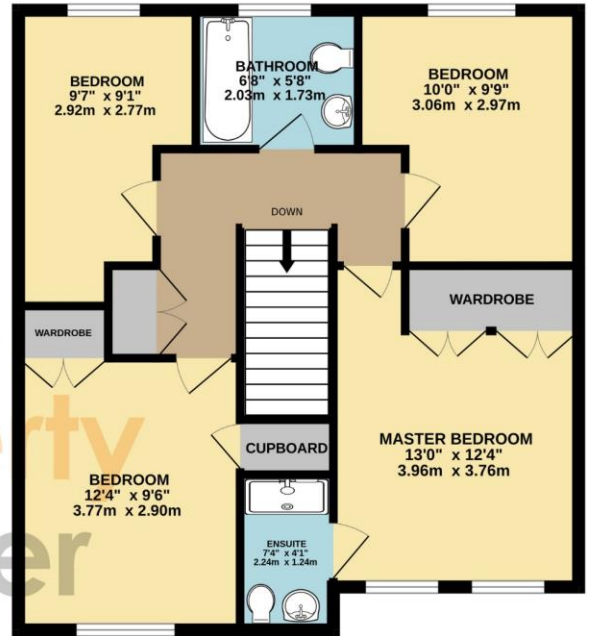
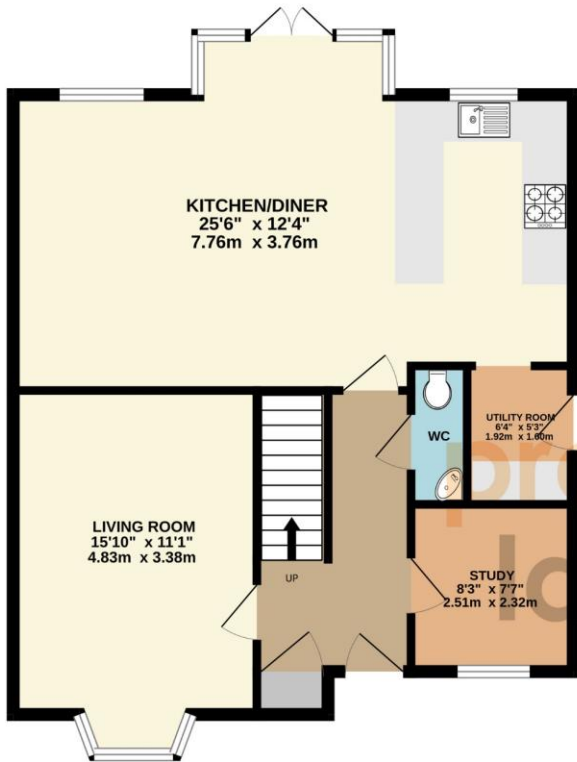


Outside

The property benefits from a driveway and single garage. The rear garden is enclosed and proves low maintenance with artificial grass and smart decking area.

GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.

1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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: E

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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