

# propertyladder



## Bulrush Close, Horsford, NR10

Attractive two bedroom semidetached home in sought after Horsford!

Offers In Excess Of **£220,000** FREEHOLD



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# STYLISH SEMI WITH GARDEN APPEAL!

Located in the ever-popular village of Horsford and within easy commuting distance of Norwich city centre, this smart two-bedroom semi-detached home offers an ideal step onto the property ladder, a great downsizing option, or a superb investment opportunity.

The ground floor features a bright, well-proportioned lounge with a front aspect bay window, leading through to a modern kitchen/breakfast room with plenty of workspace, natural light and garden access. Upstairs, two comfortable double bedrooms are served by a neatly presented family bathroom.



“ enjoys an enclosed rear garden, offering both a patio seating area and a lawn, perfect for outdoor dining or relaxation ”



## Overview

- Two Bedroom Semi Detached Home
- Bright Lounge With Bay Window
- Modern Kitchen/Breakfast Room Overlooking Garden
- Two Generous Double Bedrooms
- Well Appointed First Floor Bathroom
- Enclosed Rear Garden With Patio & Lawn
- Wrap Around Front/Side Garden Adding Great Kerb Appeal
- Allocated Off Street Parking
- Ideal First Home, Downsize Or Investment
- Easy Commute To Norwich & Close To Excellent Amenities







## Location

Horsford is a thriving and well-served village positioned just a short drive north of Norwich, offering an excellent balance of community living and city convenience. The village provides a range of amenities including a primary school, village hall, local shops, pubs, takeaways and woodland walking routes. With regular bus links and straightforward access to the NDR and A140, the location is ideal for commuters, families and those looking for a friendly, well-connected place to call home.

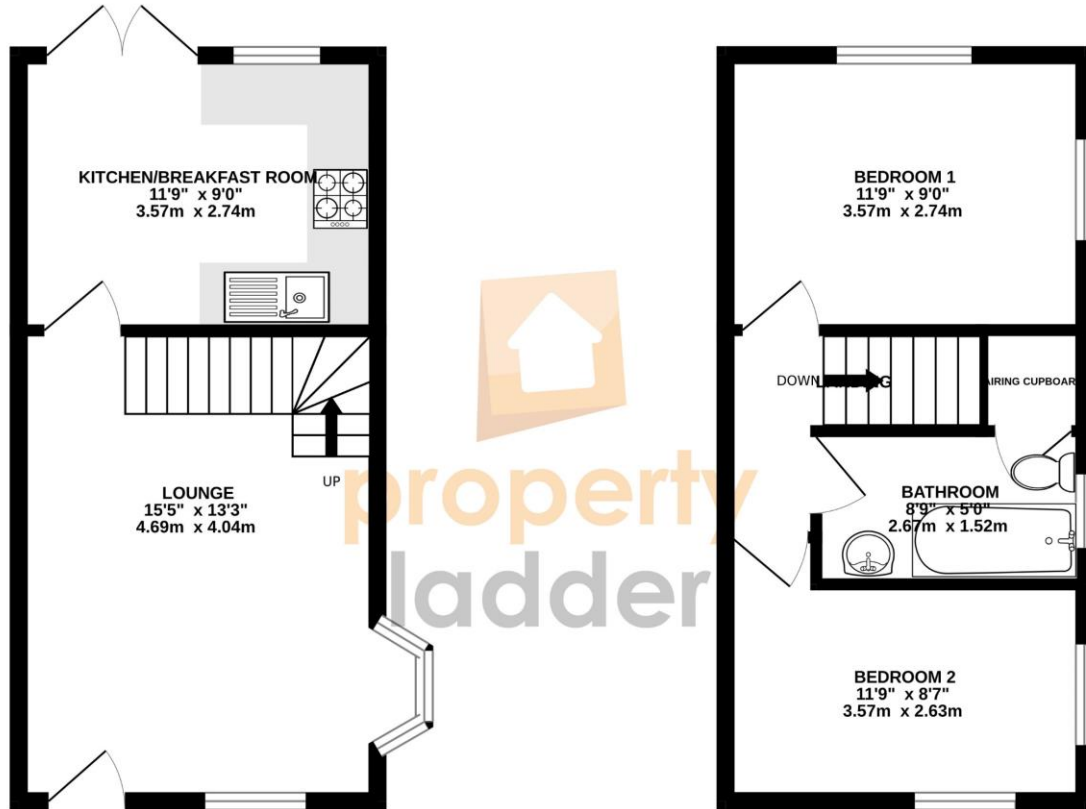


## Outside

Outside, the property enjoys an enclosed rear garden, offering both a patio seating area and a lawn, perfect for outdoor dining or relaxation. A generous front garden wraps around to the side of the house, providing further kerb appeal, while allocated off-street parking completes the package.

GROUND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.

1ST FLOOR  
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

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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