

Arnolds | Keys



1 Angela Road, Horsford, NR10 3EZ

Guide Price £340,000

- THREE BEDROOMS
- POPULAR VILLAGE LOCATION
- MAIN BEDROOM WITH DRESSING ROOM
- MATURE AND WELL MAINTAINED GARDEN
- BRIGHT AND VERSATILE ACCOMMODATION
- CLOSE TO THE CITY OF NORWICH
- LIVING ROOM WITH FIREPLACE
- DRIVEWAY WITH CARPORT AND GARAGE

1 Angela Road, Horsford NR10 3EZ

A beautifully presented detached bungalow situated within the popular village of Horsford, just a short distance from Norwich. The property boasts versatile accommodation with three bedrooms, two reception rooms and a delightful mature garden with ample off road parking.



Council Tax Band: C



DESCRIPTION

Situated within the sought after village of Horsford, just over 6 miles from the City of Norwich, this bright and beautifully presented detached bungalow offers versatile accommodation. Internally the halled entrance leads to a spacious lounge/diner, flooded with natural light and centred around a brick built open fireplace. There are three bedrooms; one currently used as a home office and the main bedroom featuring a delightful dressing room, a family bathroom, cloakroom and kitchen leading to the conservatory. The property enjoys mature and well maintained gardens to the rear and the side, with off road parking to the front, a carport and single garage.

ENTRANCE HALL

uPVC door to front entrance, carpet, radiator, doors to:-

CLOAKROOM

Double glazed window to front aspect, WC, wash hand basin, carpet flooring.

LOUNGE/DINER

A dual aspect room with double glazed window to front aspect and sliding patio doors to side, open fireplace with brick surround, carpet flooring, radiator.

KITCHEN

Double glazed window to rear aspect, door to conservatory, wall and base units with inset one and a half ceramic sink and drainer, Rangemaster electric oven with cooker hood over, space for free standing fridge freezer, space and plumbing for dishwasher, tiled flooring, built in storage cupboard, radiator.

CONSERVATORY

Double glazed windows, door to rear garden, tiled flooring, base units with space and plumbing for washing machine, radiator.

BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator, archway to:-

DRESSING ROOM

Double glazed window to side aspect, carpet, built in wardrobes with mirrored sliding doors, radiator.

BATHROOM

Double glazed window with obscured glass to front aspect, fitted with a three piece suite comprising corner bath with mains connected shower head over, WC, pedestal wash hand basin, carpet, built in storage cupboard, radiator.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

BEDROOM THREE/STUDY

Double glazed window to front aspect, radiator, carpet.

EXTERNAL

To the front the property is laid to hardstanding allowing for parking for multiple vehicles, along with a car port and access to the single garage, which has power, lighting and a door to the garden. There is a further store room behind attached to the garage at the rear. The mature and well maintained garden wraps around the front, side and rear of the property boasting a large lawn area, summer house, shed, plenty of outdoor seating areas including a delightful summer house.

AGENTS NOTES

This property is Freehold.
Mains drainage, electricity, water and gas connected.
Council tax band: C

LOCATION

Horsford is a popular village located around 6 miles north-west of Norwich, offering a convenient commute into the city. The village provides a good range of everyday amenities, including a convenience store with post office, bakery, butchers, pharmacy, medical centre, pub and other independent shops, along with Horsford C of E VA Primary School and nearby secondary schooling options. Leisure facilities include recreation grounds, sports pitches, a village hall and access to attractive green spaces such as Horsford Woods, ideal for walking and outdoor activities. The area also has historical interest, notably the remains of Horsford Castle, while the wider shopping, cultural and transport amenities of Norwich remain just a short drive away, making Horsford an appealing balance of countryside living and city accessibility.



Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

