



ARLINGTON
PARK



129 Holt Road

Horsford, Norwich, NR10 3AB

£1,450 Per Month



A well-presented, four-bedroom detached family home located on Holt Road in the popular village of Horsford. Set back from the road with a substantial shingled driveway and a detached garage, this property offers bright, modern interiors including an open-plan lounge and dining area that opens onto a generous rear garden. Offered with a highly versatile layout, this home provides an excellent opportunity for families or professionals seeking convenient access to Norwich and local village amenities.

- Four-bedroom detached family home
- Extensive shingled driveway offering ample off-road parking
- Bright, open-plan lounge and dining room layout
- Detached single garage with an up-and-over door
- Modern, high-gloss fitted kitchen with an integrated oven
- Sliding doors opening to a private rear garden with decking
- Ground floor WC and first-floor family bathroom
- Located in the desirable village of Horsford with excellent local amenities



DESCRIPTION

Set well back from Holt Road, this attractive red-brick detached home provides spacious and versatile accommodation across two floors. Upon entering the property, the ground floor opens into a welcoming entrance hall with a convenient downstairs WC and stairs leading to the first floor. The primary living space features a bright and spacious lounge, measuring 15'7" x 11'10", which flows seamlessly into the dining room (11'6" x 9'0"). The dining area benefits from wall-mounted radiators and large sliding doors that bathe the space in natural light while providing direct access to the rear garden and decking area. Located at the rear of the property, the separate kitchen is fitted with sleek, contemporary grey high-gloss cabinetry, wood-effect work surfaces, a built-in double oven, and an electric hob, alongside designated space for a freestanding washing machine and fridge-freezer.

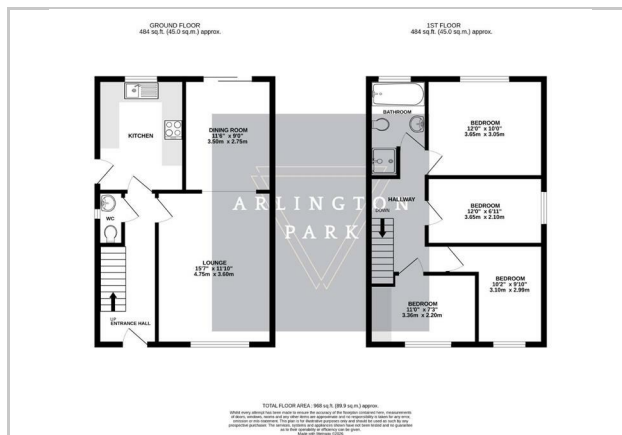
Ascending to the first floor, the central landing provides access to four bedrooms and the family bathroom, as detailed on the floorplan. The rear-facing main bedroom measures 12'0" x 10'0", offering a comfortable double space. Three further bedrooms provide highly flexible accommodation, perfect for a growing family or for those needing to designate a dedicated home office, dressing room, or nursery. The first-floor layout is completed by a well-appointed family bathroom featuring a modern white suite, including a panelled bath with a shower attachment, a wash basin, and a WC, finished with practical wood-effect flooring and white tiled walls.

Externally, the property boasts a remarkably large shingled driveway to the front and side, providing secure off-road parking for multiple vehicles and leading down to a detached brick-built garage with a traditional pitched roof. The rear garden is fully enclosed by timber fencing, offering a private outdoor retreat. It features a well-maintained central lawn bordered by a raised wooden decking area and paved patio space, ideal for al fresco dining and summer entertaining.

LOCAL AREA AND FACILITIES

The property is situated in the thriving and well-serviced village of Horsford, located just to the north of Norwich. The village is well-served by a variety of local amenities, including convenience stores, a post office, fast-food outlets, and traditional public houses. For families, Horsford offers a well-regarded primary school and provides easy access to excellent secondary education in the neighbouring areas of Taverham and Hellesdon.

Nature lovers will appreciate the close proximity to Horsford Woods, providing miles of scenic walking and cycling trails right on the doorstep. The property benefits from fantastic transport links, with the A1270 Broadland Northway (NDR) just a short drive away, ensuring quick connections to the A47, the Norfolk Broads, and the North Norfolk coast. Regular bus services operate along Holt Road, offering a direct and easy commute into Norwich city centre, which lies approximately five miles away and provides extensive shopping, leisure facilities, and mainline rail connections to London Liverpool Street.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	