



12 Millers Way

Horsford, Norwich, NR10 3DU

£385,000



This significantly extended three-bedroom detached bungalow offers versatile living accommodation and is situated in a quiet cul-de-sac in the sought-after village of Horsford. With a substantial double garage, generous driveway parking, and a flexible layout, this property is an exceptional opportunity for those seeking comfortable single-storey living.

- Extended detached bungalow
 - Generous driveway providing extensive parking
 - Formal sitting room
 - Three well-proportioned bedrooms
- Detached double garage
 - Bright open-plan dining and garden room
 - Quiet residential cul-de-sac
 - Private enclosed rear garden with patio, lawn, and greenhouse



DESCRIPTION

Entering the property via the side door, you are welcomed into a long central hallway featuring durable wood-effect flooring and character dado rails, which sets the tone for the well-maintained accommodation. The kitchen is practical, boasting striking black high-gloss tiled flooring, shaker-style units. It is well-equipped with space for freestanding appliances and offers a pleasant view to the side aspect.

The living space is cleverly designed to offer both separation and flow. The formal sitting room is a cosy retreat, carpeted for comfort and centred around a brick-built fireplace. An expansive opening leads directly into the impressive open-plan dining and garden room extension. This bright, airy space features light wood-effect laminate flooring and ample room for a large dining table and soft furnishings. Double French doors open onto the rear patio, creating a seamless link to the garden that is perfect for summer entertaining.

The sleeping accommodation consists of three versatile bedrooms located off the main hallway. The master bedroom benefits from dark wood flooring and a comprehensive range of fitted wardrobes. The third bedroom is currently utilised as a home gym but would serve equally well as a study or single bedroom. A fully tiled family bathroom completes the interior, featuring a fresh blue and white scheme, a vanity washbasin, and a corner bath with a power shower overhead.

Externally, the property excels with its outdoor facilities. The frontage features a large tarmac driveway capable of accommodating multiple vehicles, leading to a substantial detached double garage that offers excellent workshop potential. The rear garden is fully enclosed by timber fencing, ensuring a high degree of privacy. It features a paved terrace, a lawned area, a wooden pergola, and an established greenhouse for gardening enthusiasts as well as a cat run which can be dismantled/removed if required.

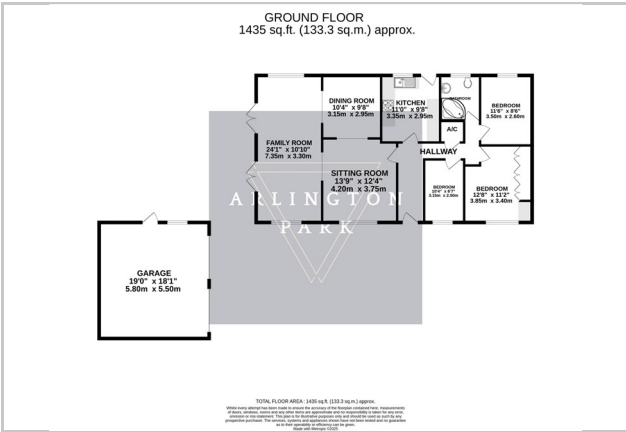
COMPLIANCE AND KEY INFORMATION

EPC Rating: D (62)
Council Tax Band: D
Local Authority: Broadland District Council
Tenure: Freehold
Broadband: Ultrafast Full Fibre (FTTP) is available in this area, with typical download speeds of up to 1,000 Mbps.
Heating: Gas Central Heating
Parking: Detached Double Garage and Driveway

LOCAL AREA AND FACILITIES

Horsford is a thriving village community located approximately six miles north of Norwich city centre, making it a popular choice for commuters and families alike. 12 Millers Way is conveniently positioned within walking distance of local amenities, including a Co-op convenience store, newsagents, post office, and a traditional fish and chip shop. The village is home to Horsford C of E VA Primary School and falls within the catchment for highly regarded high schools in Hellesdon and Taverham.

Transport links are excellent, with the nearby Northern Distributor Road (NDR) providing rapid access to the A47, the Norfolk Broads, and Norwich International Airport. For leisure, residents can enjoy nearby countryside walks and the state-of-the-art sports facilities at 'The Nest', the Norwich City Community Sports Foundation hub, which is just a short drive away.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
	62	73