

FREEHOLD

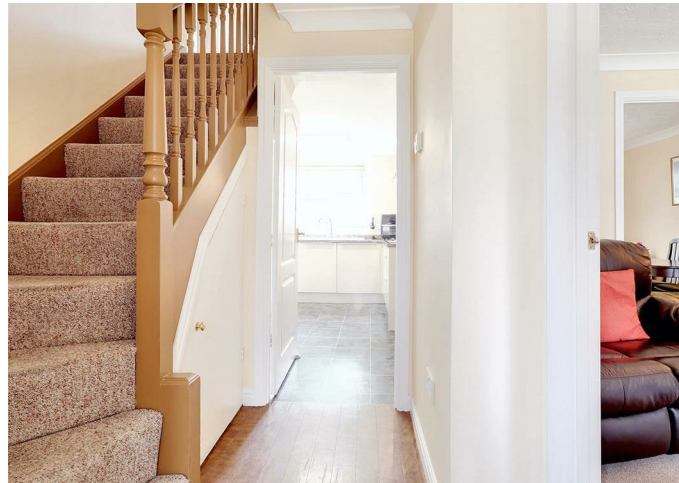
House - Detached

16 BRACKEN CLOSE, HORSFORD, NORWICH, NR10 3RQ

Offers In The Region Of
£350,000

FEATURES

- Detached Family Home
- Four Bedrooms
- Ensuite to master Bedroom
- Two Receptions
- Conservatory
- Cloakroom
- Cul de Sac location
- Double Glazing throughout
- Gas Central Heating
- No Onward Chain



4 Bedroom House - Detached located in Norwich

This four bedroom detached family home situated in a cul de sac location is a must view for anyone looking for a property in Horsford. The property has so much to offer including Entrance Hall, Cloakroom, Two Reception rooms, Conservatory, Refitted Kitchen and Utility Room all to the ground floor. To the first floor there are Four bedrooms with a refitted Ensuite to the Master bedroom and Family Bathroom. Outside there is a driveway providing off road parking and leading to a Single Garage with up and over door. The garden to the front is laid to lawn and there is also an enclosed rear garden. The property also benefits from uPVC double glazing and gas central heating, NO ONWARD CHAIN!

Entrance Hall

With main entrance door, doors to the Cloakroom. Kitchen and Lounge, wood effect laminate flooring, radiator and stairs to the first floor.

Cloakroom

Fitted with a two piece suite comprising of w.c, hand wash basin with cupboard, Upvc double glazed window to the front aspect and radiator.

Lounge

With opening to the Dining Room, Radiator, gas fire with surround and Upvc double glazed window to the front aspect.

Dining Room

With sliding doors leading to the Conservatory and radiator.

Conservatory

Built with brick base and Upvc double glazed windows and doors leading out to the garden and ceiling fan.

Kitchen

Refitted with a range of wall, base and drawer units with rolled edge work surfaces over. Built in appliances including electric oven, microwave, dishwasher and gas hob. Upvc double glazed window to the rear aspect and opening leading into the Utility Room.

Utility Room

With Upvc door leading to the rear garden.

Landing

With doors to all rooms and airing cupboard.

Bedroom 1

With Upvc double glazed window to the front aspect, built in wardrobes, radiator and door to the ensuite.





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Ensuite

Fitted with a three piece suite comprising shower cubicle, w.c and hand wash basin. Radiator and Upvc window to the front aspect.

Bedroom 2

With Upvc double glazed window to the rear aspect, built in wardrobes and radiator.

Bedroom 3

With Upvc double glazed window to the front aspect, built in cupboard and radiator.

Bedroom 4

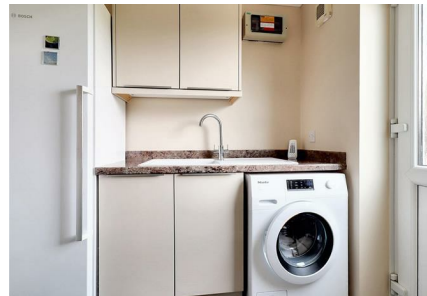
With Upvc double glazed window to the rear aspect and radiator.

Family Bathroom

Fitted with a three piece suite comprising of panel bath with shower over, hand wash basin, w.c, part tiled walls and radiator.

Outside

The property is approached by a driveway providing off road parking and leading to the single garage with up and over door power and light. There is a lawned front garden and path leading to the front door. To the rear the garden features a patio area and the remainder is mainly lawn with shrub and planted borders, outside tap and all enclosed by timber fencing.



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Council Tax Band

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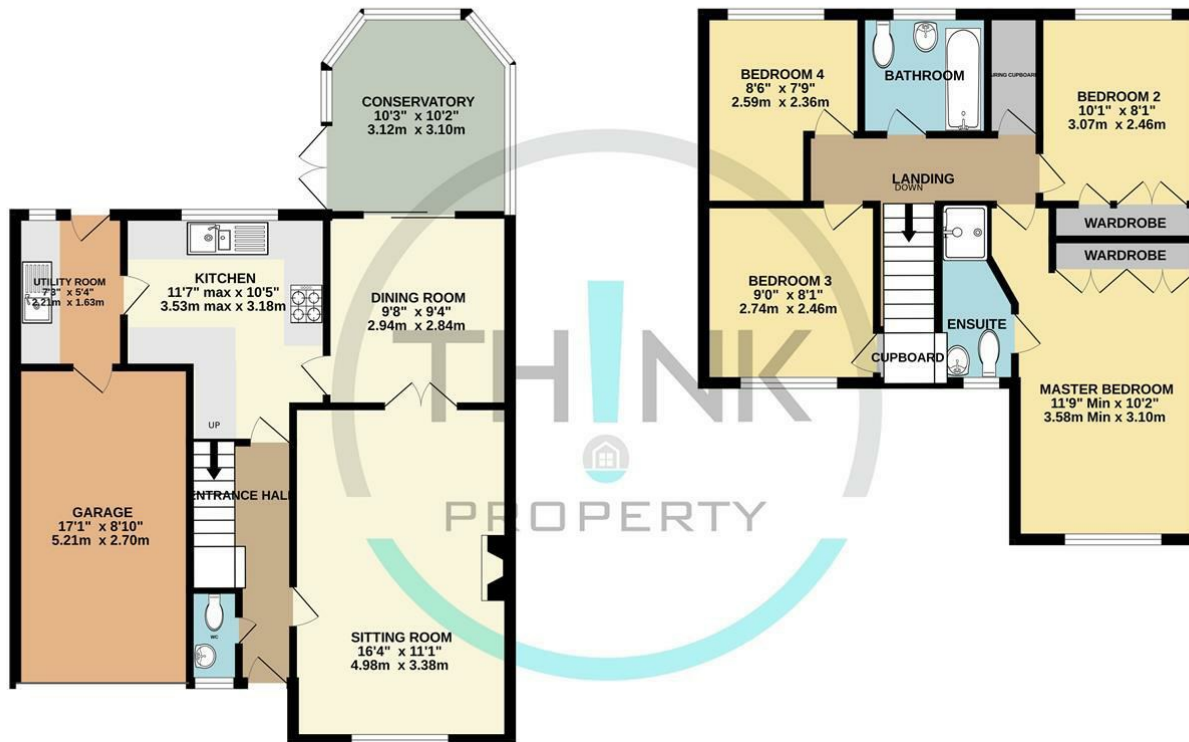
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.



GROUND FLOOR

1ST FLOOR



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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