

FREEHOLD



House - Detached

32 COLUMBINE ROAD, HORSFORD, NORWICH, NR10 3RT

Asking Price

£325,000

FEATURES

- Detached Family Home
- Three Bedrooms
- Ensuite to the master bedroom
- Lounge and Dining Room
- Kitchen/Breakfast Room
- Cloakroom on the ground floor
- Garage & Driveway
- Enclosed Rear Gardens



3 Bedroom House - Detached located in Norwich

Nestled on the charming Columbine Road in Horsford, Norwich, this delightful three-bedroom detached home offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed cloakroom, ensuring practicality for family and guests alike.

The heart of the home is the inviting lounge, which provides a warm and relaxing space for family gatherings. Adjacent to the lounge is a lovely dining room, ideal for entertaining or enjoying family meals and then leads onto the Conservatory. The kitchen is thoughtfully designed, offering ample space for culinary creations and everyday living.

The property boasts three good sized bedrooms, with the master bedroom featuring built in double wardrobes and an ensuite shower room for added privacy and convenience. A family bathroom serves the other two bedrooms, ensuring that all members of the household have access to modern facilities.

Outside, the home is complemented by a single garage, providing secure parking and additional storage options. The enclosed gardens offer a safe and tranquil space for children to play or for adults to unwind in the fresh air.

This property is perfect for families seeking a peaceful yet accessible location, with local amenities and transport links nearby. With its well-designed layout and attractive features, this home is sure to appeal to those looking for a comfortable and stylish living environment in Horsford.

Entrance Hall

With front entrance door, stairs to first floor, door to cloakroom, door to kitchen, door to lounge, radiator and understairs cupboard.

Cloakroom

Fitted with a two piece suite, comprising of low level WC, hand wash basin with pedestal, radiator and window to front.

Lounge

14'9" x 11'1" min 13'9" max into bay

With box bay window to the front aspect, radiator and double doors leading to dining room.

Dining Room

9'4" x 7'1"

With radiator, sliding doors leading to the conservatory and a door leading to kitchen.

Kitchen

13'5" x 7'9"

Fitted with a range of wall, base and drawer units with worktop over, tiled splashback, space for range oven, extractor over, built in dishwasher, built in washing machine, stainless steel sink unit, tile splashbacks, door to the rear garden and window to rear.

Conservatory

9'10" x 8'11"

Constructed with a brick base and UPVC windows, door to garden and power.

Landing

With doors to all rooms, airing cupboard and loft access.

Bedroom 1

Fitted with two double built in wardrobes, box bay window to the front aspect, radiator and door leading to the en-suite.

Ensuite

Fitted with a three piece suite comprising of shower cubicle, low level WC, hand wash basin with pedestal, radiator, part tiled walls and window to the front aspect.

Bedroom 2

Fitted with a double wardrobe, radiator and window to rear aspect.

Bedroom 3

With a radiator and window to rear aspect.

Bathroom

Fitted with a three piece suite comprising of panelled bath with shower over, low level WC, hand wash basin with pedestal, part tiled walls, radiator and window to the rear aspect.

Outside

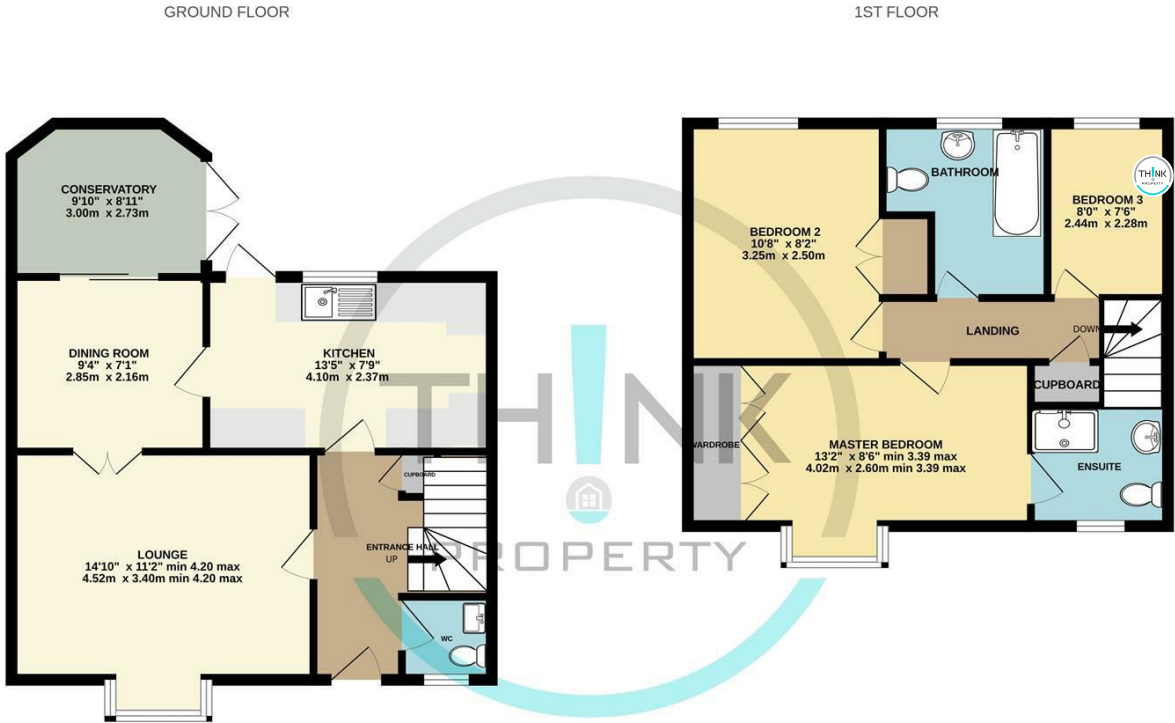
The property is approached by a driveway, providing off road parking for two cars and leading to a single garage with up and over door, power and light. The front garden is mainly laid with shingle and includes a variety of plants and shrubs. To the rear, the garden is mainly laid with lawn, with a variety of plants, shrubs and fruit trees. There is also a side access gate, outside tap and an external single door leading to the garage, all enclosed by timber fencing.



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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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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	

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.

