

FREEHOLD



House - Semi-Detached

50 FLAG CUTTERS WAY, HORSFORD, NORWICH, NR10 3FZ

Offers In Excess Of

£225,000

FEATURES

- Semi Detached House
- Entrance Hall
- Kitchen
- Enclosed Rear Gardens
- Backing onto trees
- Two Double Bedroom
- Cloakroom
- Lounge/Dining Room
- Driveway Parking
- Call Now To View 01603 338433



2 Bedroom House - Semi-Detached located in Norwich

Situated in the charming area of Horsford, Norwich, this delightful two double bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a entrance hallway that leads to a well-appointed cloakroom, ideal for guests. The ground floor features a fitted kitchen, perfect for culinary enthusiasts, and a bright lounge/dining room that provides an inviting space for relaxation and entertaining leading out to the garden.

As you ascend to the first floor, you will find two generously sized double bedrooms, each offering ample space and natural light, making them perfect for restful nights. The well-designed bathroom completes this level, ensuring all your needs are met.

The property also boasts enclosed rear gardens, providing a private outdoor space for gardening, play, or simply enjoying the fresh air. This home is not only a wonderful place to live but also offers a sense of community in a desirable location. With its thoughtful layout and appealing features, this semi-detached house is an excellent opportunity for those seeking a comfortable and stylish living environment in Norwich.

Entrance Hall

With front entrance door, doors leading to the Kitchen, Cloakroom and Lounge, stairs to the first floor and radiator.

Cloakroom

Fitted with a two piece suite comprising of low level w.c wash basin with radiator and window.

Kitchen

10'0 x 5'10

Fitted with a range of wall, base and drawer units with work surface over, tiled splashbacks, built in electric oven, gas hob and extractor over, space for fridge/freezer, space and plumbing for washing machine and dishwasher, window to the front aspect.

Lounge/Diner

13'2 x 12'10

With a double doors to the rear garden, radiator and storage cupboard.

Landing

With doors to all rooms, window to the side aspect and loft access.

Bedroom 1

13'2 x 8'5

With two windows to the rear aspect and radiator.

Bedroom 2

13'2 x 8'7

With two windows to the front aspect, airing cupboard and radiator.

Bathroom

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

Outside

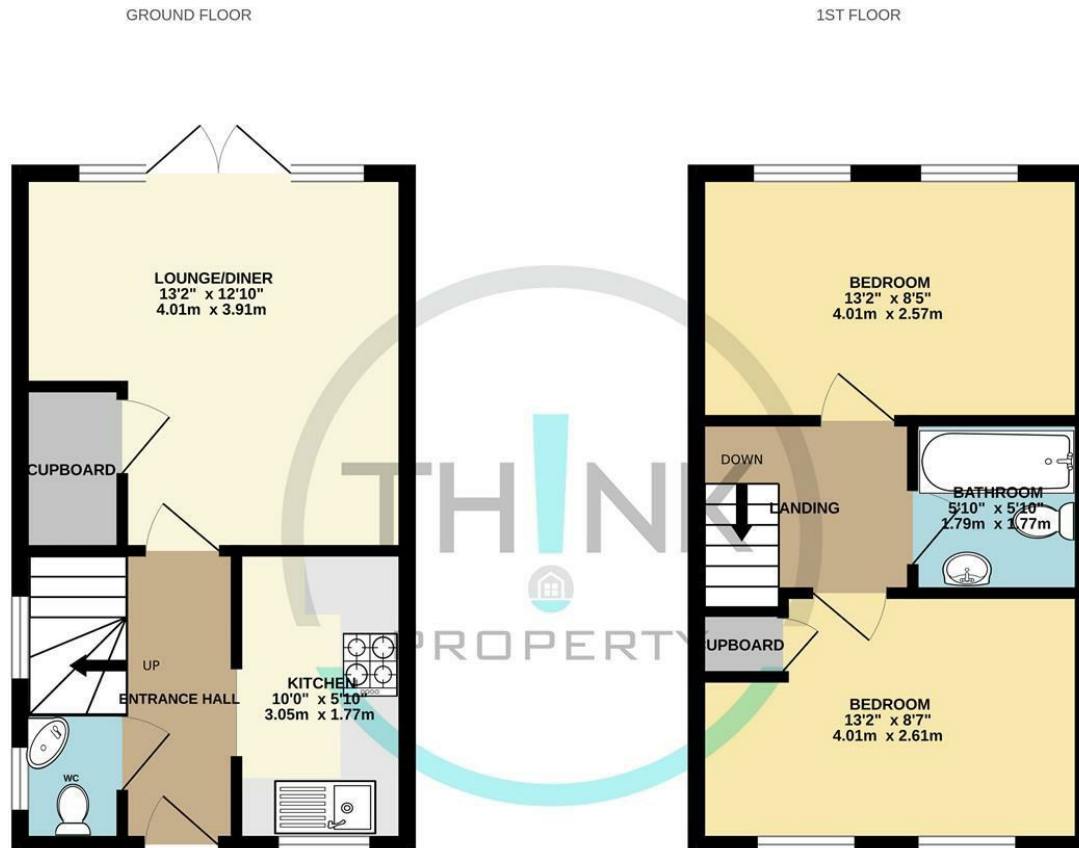
The property is approached by a driveway providing off road parking for two cars. The garden to the front is laid with shingle for easy maintenance and a paved path leading to the front door. To the rear the garden is mainly laid to lawn with a patio and a paved path leading down to a decked area all enclosed by timber fencing, outside tap and a side access gate.



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Council Tax Band
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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		97
(81-91) B	83	
(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.

