

FREEHOLD



House - Semi-Detached

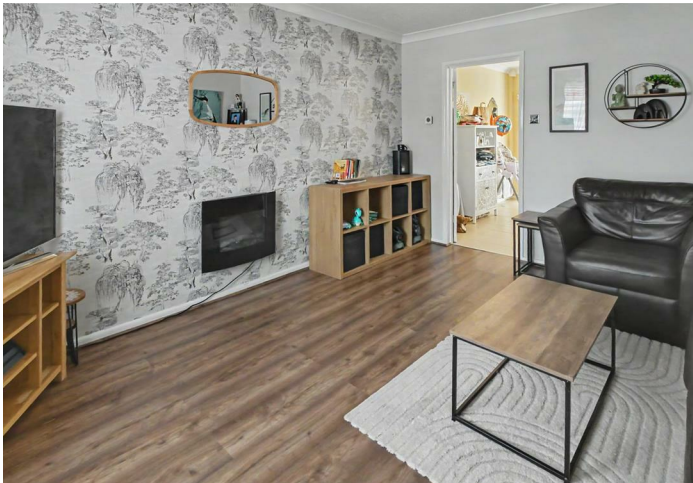
# 7 MAGNOLIA CLOSE, HORSFORD, NORWICH, NR10 3HD

Guide Price

£290,000-  
£300,000

## FEATURES

- Three Bedroom Semi Detached House
- Entrance Hall
- Lounge and Conservatory
- Kitchen/Dining Room
- Utility Room and Wet Room
- Family Bathroom
- Enclosed Rear Garden
- Ample Off Road Parking



# 3 Bedroom House - Semi-Detached located in Norwich

Situated in the charming area of Magnolia Close, Horsford, Norwich, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and practicality. The property boasts a spacious lounge, ideal for relaxing or entertaining guests, alongside a bright and airy conservatory that invites natural light and provides a lovely space to enjoy the garden views.

The well-appointed kitchen/dining room creates an inviting atmosphere for family meals, while the convenient utility room adds to the functionality of the home. With two bathrooms, including a modern ground floor wet room, this residence caters well to the needs of a growing family or those who appreciate extra convenience.

Outside, the property features enclosed gardens that provide a safe and private area for children to play or for hosting summer barbecues. Additionally, the ample off-road parking space for up to four vehicles ensures that you and your guests will never have to worry about finding a spot.

This semi-detached house in Horsford is not just a home; it is a lifestyle choice, offering a peaceful retreat while remaining close to local amenities and transport links. Whether you are a first-time buyer or looking to settle down in a family-friendly neighbourhood, this property is sure to impress. Guide Price £290,000-£300,000.

## Entrance Hall

With front entrance door, double glazed window to the side aspect, stairs to first floor and door to lounge.

## Lounge

With double glazed window to the front aspect, radiator, coving and door to kitchen.

## Kitchen/Dining Room

Fitted with a range of wall, base and drawer units, with worktop over, tiled splashback, built in double oven with electric hob and extractor over, integrated fridge freezer, integrated dishwasher, tiled floor, coving, under stair cupboard, door leading to the Utility Room and opening to the Conservatory.

## Conservatory

With double glazed window to the rear aspect and sliding doors to garden.

## Utility Room

Fitted with wall and base units, sink drainer unit, tiled floor, door leading to the Wet Room and door to garden.

## Wet Room

With open Shower, low level WC, hand wash basin, part tiled walls and door leading to the garage storage.

### Landing

With Airing cupboard, loft access and double glazed window to the side aspect.

### Bedroom 1

With a fitted double wardrobe, double glazed window to the front aspect and radiator.

### Bedroom 2

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

### Bedroom 3

With a double glazed window to the front aspect and radiator.

### Bathroom

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

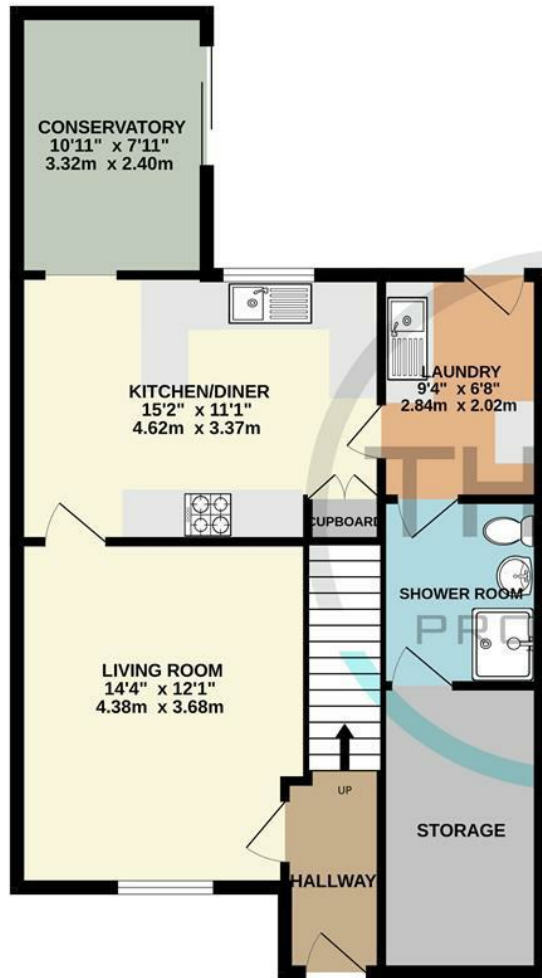
### Outside

The property is approached by a driveway providing ample off road parking. The front garden is mainly shingle with path leading to the front entrance door. There is garage storage which is accessed by the up and over door with power and light. To the rear the garden is enclosed by timber fencing with a patio area and the remainder is mainly laid to lawn. There is an outside tap and access door to the Utility Room.



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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Call us on  
**01603 338433**

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
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Council Tax Band  
**C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>85</b>
		<b>71</b>	
<b>England &amp; Wales</b>		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.

