

FREEHOLD



House - Semi-Detached

7 HEATH CLOSE, HORSFORD, NR10 3SJ

Offers In The Region Of
£260,000

FEATURES

- £270,000 - £280,000
- Semi Detached House
- Downstairs W/C
- Sizeable Garden
- Three Bedrooms
- Kitchen/Dining Room
- Recently Upgraded Shower Room
- Driveway & Garage



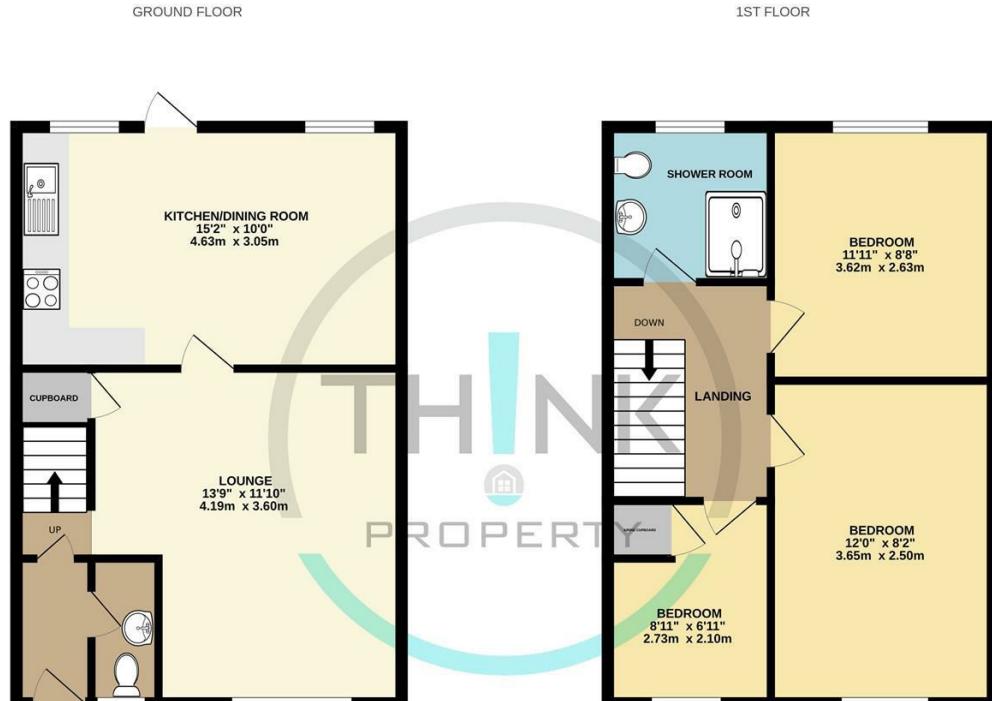
3 Bedroom House - Semi-Detached located in Horsford

Located at the end of a quiet cul de sac in Horsford, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a spacious entrance hall that leads to a cloakroom, a cosy lounge, and a well-appointed kitchen diner, ideal for family gatherings and entertaining guests.

The first floor boasts three inviting bedrooms, complemented by a recently modernised shower room, ensuring convenience for the whole family. The property is further enhanced by generous side and rear gardens, which are larger than typically found in similar homes. The lawned gardens provide a serene outdoor space, flowing seamlessly into the back garden, where a quaint hard-standing seating area awaits. This private nook, surrounded by thoughtfully positioned garden fencing, is perfect for enjoying peaceful moments outdoors.

For those with vehicles, the property features off road, with a driveway leading to the rear. Additionally, there is a garage that has been cleverly sectioned off by a stud wall, creating a versatile room at the rear while still providing ample storage space at the front.

This home is offered with no onward chain, making it an excellent opportunity for buyers seeking a smooth transition into their new residence. With its appealing features and prime location, this property is sure to attract interest from families and individuals alike. Don't miss the chance to make this lovely house your new home.



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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	65	
(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.

