

TO LET



House - Detached

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

Per Month

£2000

FEATURES

- Generous sized bedrooms
- Downstairs WC
- Low maintenance garden
- Bar in rear garden
- Ample parking on driveway
- Sought after location
- Close to local amenities



 4  2  null  B



4 Bedroom House - Detached located in Norwich

Living room

17'1" x 12'2"

Large lounge providing ample space for entertaining. Modern finish and carpeted.

Study

9'6" x 7'6"

Generous sized study, perfect for storage or office. Carpeted.

Downstairs WC

Generous sized downstairs WC with convenient understairs storage cupboard for storage.

Kitchen/Dining room

20'9" x 14'2"

Generous sized kitchen and dining room. Beautiful natural light. Modern fitted kitchen with french doors leading to the garden. Utility room which leads off.

Utility Room

8'2" x 5'1"

Modern fitted utility room with ample cupboard and work surface space with utility sink.

Master Bedroom

12'0" x 12'0"

Generous sized master bedroom with fitted wardrobe to utilise space more efficiently. Ensuite leading off bedroom,

Ensuite

Modern fitted ensuite bathroom with shower cubicle and modern suite.

Bedroom 2

13'3" x 9'1"

Generous sized bedroom with ample natural light.

Bedroom 3

14'2" x 10'2"

Generous sized room leading off landing

Bedroom 4

10'0" x 7'4"

Generous sized 4th bedroom, perfect for 4th bedroom or additional study.

Family Bathroom

Modern fitted suite, with shower cubicle and separate bath.



Welcome to this stunning detached house located on Flag Cutters Way in the charming village of Horsford. This exceptional property boasts four generously sized bedrooms, providing ample space for families or those who enjoy having guests. The master bedroom features an ensuite bathroom, ensuring privacy and convenience, while the main bathroom and additional toilet cater to the needs of the household.

One of the standout features of this home is the large, maintenance-free garden, perfect for outdoor entertaining or simply enjoying the fresh air. The garden is complemented by a delightful bar, making it an ideal space for hosting gatherings with friends and family during the warmer months. The garage is not included in the tenancy, however there will be additional storage in the garden.

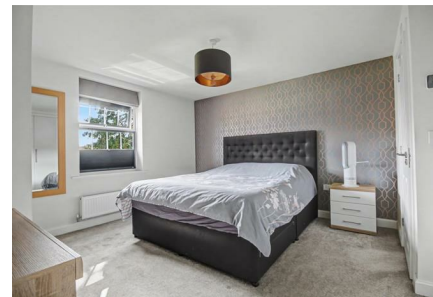
This property is not only spacious but also offers a sense of tranquillity, situated in a peaceful neighbourhood while still being conveniently close to local amenities. Whether you are looking for a family home or a place to entertain, this house provides the perfect blend of comfort and style.

Do not miss the opportunity to make this remarkable property your own. It truly is a gem in the heart of Horsford.





NORWICH SALES | 3 VISION PARK QUEENS HILLS, NORWICH, NR8 5HD



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Council Tax Band

E

Energy Efficiency Rating

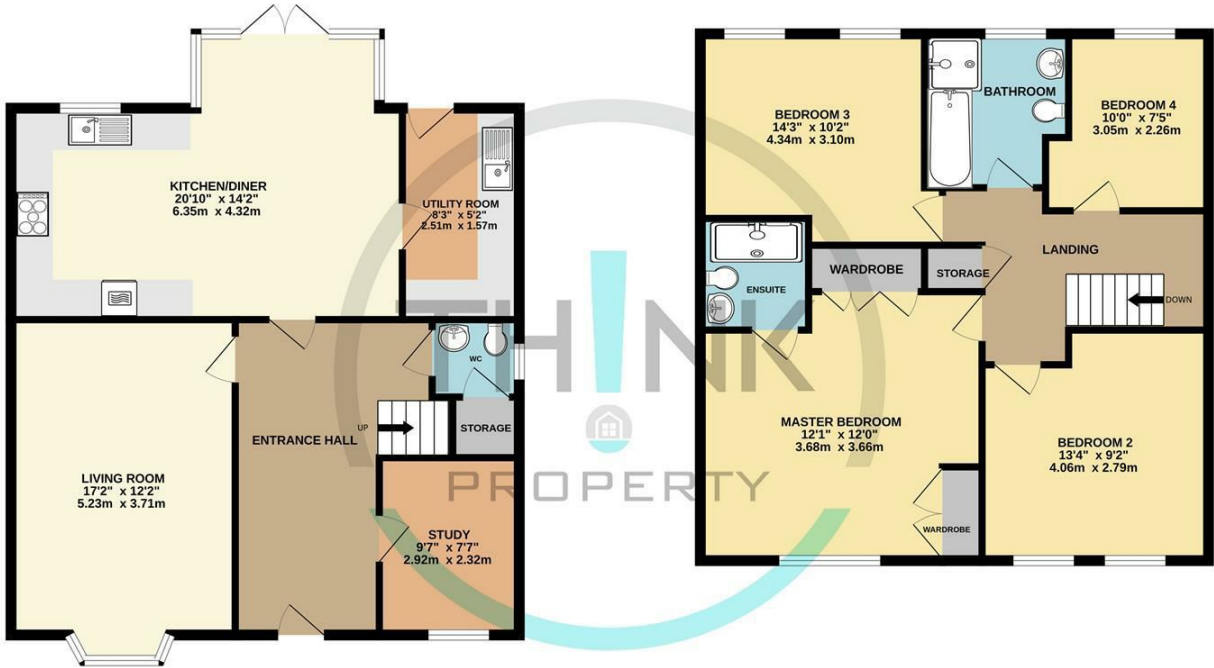
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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
 837 sq.ft. (77.8 sq.m.) approx.

1ST FLOOR
 790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 1628 sq.ft. (151.2 sq.m.) approx.

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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