

FREEHOLD

House - Detached

# 35 ROWAN CRESCENT, HORSFORD, NORWICH, NR10 3GB

Price Guide

£375,000

## FEATURES

- DETACHED DAVID WILSON HOUSE
- TWO BATHROOMS
- UTILITY & CLOAKROOM
- GARAGE & DRIVEWAY
- THREE BEDROOMS
- KITCHEN/DINING ROOM
- 5 YEARS NHBC WARRANTY
- GENEROUS REAR GARDEN



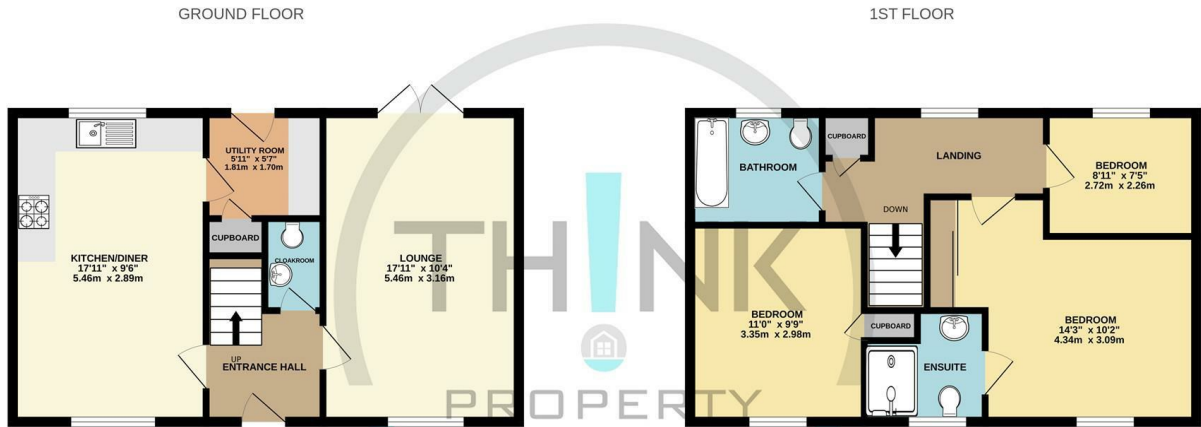
# 3 Bedroom House - Detached located in Norwich

**\*\* Stunning Throughout \*\*** Located in the highly sought after village of Horsford, this beautifully presented three-bedroom detached home by David Wilson offers a perfect blend of modern living and comfort. With an impressive NHBC warranty of five years remaining, you can rest assured that this property is built to last.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious kitchen and dining room, ideal for family meals and entertaining guests. The ground floor also features a utility room, a comfortable lounge for relaxation, and a convenient cloakroom. Upstairs, you will find three well-appointed bedrooms, including the main bedroom suite with an en suite bathroom, alongside a family bathroom that caters to the needs of the household.

The exterior of the property is equally appealing, boasting a driveway that accommodates multiple vehicles, leading to a garage for additional storage. The generous rear garden is a delightful retreat, mainly laid to lawn, and features a raised decked seating area, perfect for enjoying sunny afternoons. The garden is enhanced by shingle borders and a variety of plants and shrubs, creating a tranquil outdoor space.

This immaculate home is not only a wonderful place to live but also offers a fantastic opportunity for families seeking a peaceful yet convenient location. With its modern amenities and thoughtful design, this property is sure to impress. Don't miss the chance to make this stunning 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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>		94
(81-91) <b>B</b>	83	
(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		
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.

