

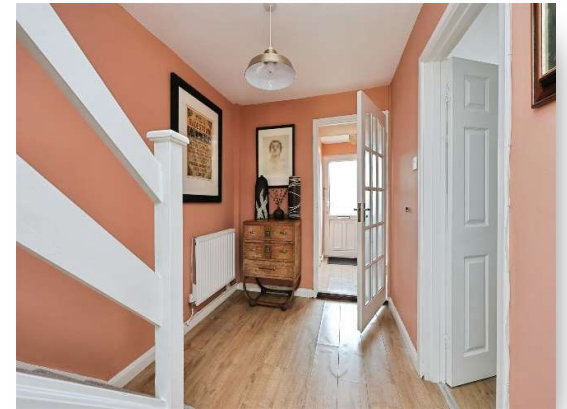


Angela Road, Horsford Norwich NR10 3HF

welcome to

Angela Road, Horsford Norwich

William H Brown are delighted to present this well maintained 3 bed semi-detached house, ideally situated in the highly sought-after village of Horsford (NR10). The property offers an excellent opportunity for buyers looking for a spacious and comfortable family home within a quiet cul-de-sac.



Located in the popular NR10 postcode, just north of Norwich, this well-presented 3-bedroom semi-detached home offers spacious and versatile living accommodation throughout. The property boasts three well-proportioned bedrooms, a brand-new modern bathroom, and a generously sized layout perfect for family living. The ground floor benefits from a huge living room, filled with natural light, and featuring a patio door with side panel, that opens directly onto the garden, creating a seamless connection between indoor and outdoor space. There is also the added convenience of a downstairs toilet. The black marble top kitchen provides a stylish and functional space, overlooking the garden and ideal for both everyday living and entertaining. Externally, the property offers a large, well-maintained garden, perfect for relaxing or hosting. Positioned within a quiet cul-de-sac, the home enjoys a peaceful and private setting. The property further benefits from a garage with electrics, along with ample parking. Horsford is a desirable village offering a range of local amenities including shops, schools, takeaways, and recreational facilities. The area is well served by transport links, providing easy access to Norwich city centre and the Northern Distributor Road, making it ideal for commuters.

Accommodation:

UPVC part glazed entrance door opening to:

Entrance Porch

Wood effect flooring, internal door opening to:

Inner Hall

Wood effect flooring, radiator, stairs rising to first floor, internal doors opening to all ground floor rooms.

Ground Floor W.C.

Suite comprising low level w.c., vanity hand wash basin with mixer taps over storage under, tiled splashbacks, radiator, wood flooring, UPVC double glazed window to the side aspect.

Kitchen

A range of floor and wall mounted kitchen units with work surfaces over, inset 1 & 1/2 bowl sink and drainer with mixer taps over, inset gas fired hob with cooker hood over, tiled splashbacks, space and plumbing for a washing machine, space for fridge/freezer, wood effect flooring, UPVC double glazed window to the front aspect.

Lounge

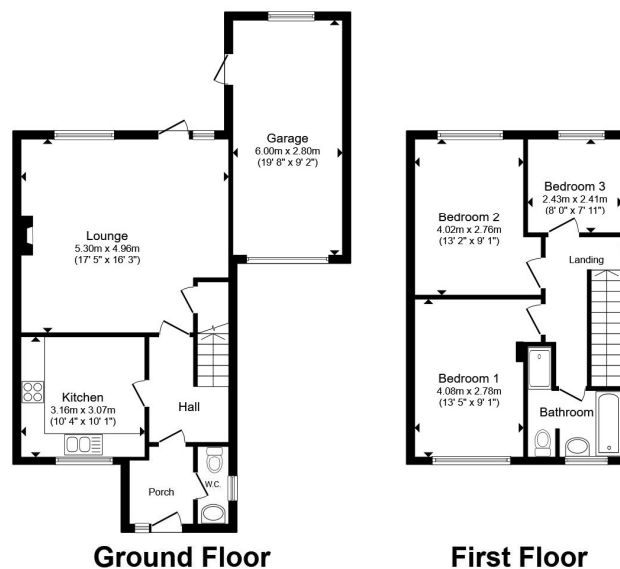
Carpet flooring, feature fireplace, radiator, television and telephone points, UPVC double glazed window to the rear aspect, UPVC patio door and side panel opening to the rear garden.

First Floor Landing

Carpet flooring, UPVC double glazed window to the side aspect, internal doors opening to all first-floor rooms.

Bedroom 1

Carpet flooring, radiator, UPVC double glazed window to the front aspect.



Total floor area 104.2 m² (1,121 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Bedroom 2

Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

Bedroom 3

Carpet flooring, radiator, UPVC double glazed window to the rear aspect.

Family Bathroom

Suite comprising low level w.c., vanity hand wash basin with mixer taps over and storage under, panelled bathtub with mixer taps over and additional handheld shower attachment, walk in shower cubicle with shower boards behind and mains powered shower over, heated towel rail, wood effect flooring, UPVC double glazed obscure glass window to the front aspect.

Outside

The property is approached by a driveway providing access to the single garage, with a paved pathway leading to the front door.

The rear garden is laid mainly to lawn with a paved patio seating area directly outside the rear doors, covered by a timber pergola with corrugated roof, ideal for entertaining and outside dining in all weathers. To the rear of the garden sits a pond, established and well-manicured plants and shrubs border the area with a retained timber fence.

Council Tax Band

This property is Council Tax band C.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.


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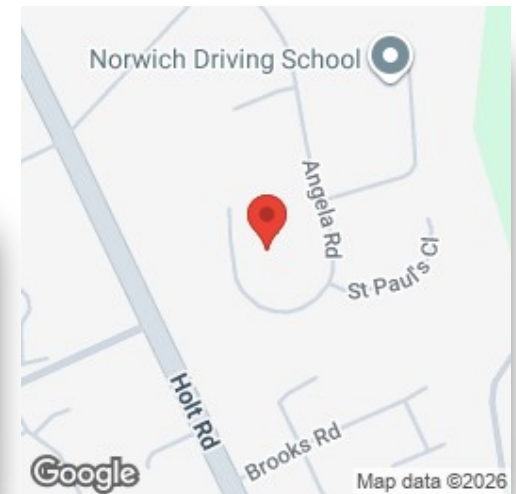
Angela Road, Horsford Norwich

- 3 Bed Semi-Detached House
- Huge Living Room with Patio Doors to Garden
- Brand New Modern Bathroom
- Black Marble Top Kitchen
- Downstairs Toilet

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HEL103618



Property Ref:
HEL103618 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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