
abbotFox

Flag Cutters Way, Horsford, NR10
£295,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**











THE DETAIL___

abbotFox presents this modern, semi-detached home, built by the highly regarded David Wilson Homes, in the popular village of Horsford and offered with no onward chain

Accommodation
Neatly arranged over two floors, this home comprises; an inviting entrance hall, cloakroom, lounge and kitchen diner to the ground floor. The first floor offers a principal bedroom served by an en-suite shower room, with the family bathroom serving the remaining two bedrooms accessed off a spacious landing. Externally, the property offers a driveway with off-road parking for two vehicles, and a generous, enclosed rear garden complete with storage shed.

Location
Horsford is a popular and well serviced village, which offers easy access to Norwich and the North Norfolk Coast. The village itself offers an array of amenities, with a primary school, doctors, shops, pub and social club within easy reach of this home.

Buyers
Ideal as a first home or for a young family, this modern home offers a sense of space and light throughout, and has been well maintained throughout since its construction. This home is offered with no onward chain, and offers a ready made home for any new occupant.

Our Agents View
"Homes within Horsford are always popular, due to its convenient location and excellent road links into Norwich and beyond. This home is situated within a popular and well maintained development, and would make an ideal home for a young family. A viewing comes highly recommended"









THE HIGHLIGHTS___

- No onward chain
- Off-road parking
- Enclosed private gardens
- Generous living accommodation
- Private, enclosed gardens with storage shed
- Popular village with amenities
- Excellent road links to Norwich & the coast
- Ideal first home
- Viewing advised





Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4750 x 3310 mm	15'7" x 10'10"
WC	1561 x 915 mm	5'1" x 3'0"

First Floor

Bed 1	3235 x 3276 mm	10'7" x 10'9"
En suite	1385 x 2119 mm	4'7" x 6'11"
Bed 2	2475 x 3891 mm	8'1" x 12'9"
Bed 3	2286 x 2186 mm	7'6" x 7'2"
Bath	1815 x 2181 mm	5'11" x 7'2"

Let's talk
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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.