



## 3 Sallows Close, Horsford

OIRO £240,000 Freehold

Presenting to the market this well-presented two-bedroom semi-detached house, featuring a 10-year New Home warranty by Premier Guarantee for added peace of mind. Situated in a sought-after location, this modern property boasts contemporary fixtures and fittings throughout, perfect for those seeking a stylish and comfortable home.



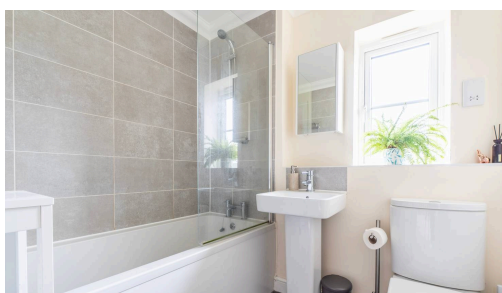
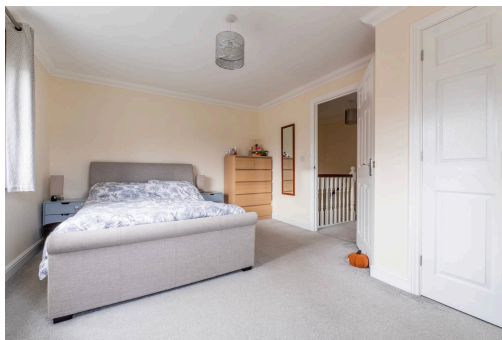
## Location

Sallows Close is located in the charming village of Horsford, a sought-after area offering the perfect blend of rural tranquillity and modern convenience. Positioned just 6 miles north of Norwich city centre, this location provides excellent access to the vibrant array of shops, restaurants, and cultural amenities Norwich has to offer, while still enjoying the peace of a village setting. Horsford boasts a strong community spirit with local amenities including schools, a village hall, convenience stores, and cosy pubs, perfect for family living. Surrounded by picturesque countryside, residents can enjoy scenic walks, outdoor activities, and the nearby Horsford Woods. With easy access to major transport links such as the A140, connecting to Norwich Airport and surrounding areas, this location is ideal for commuters and those seeking a balance of village life with city accessibility.



## Sallows Close

As you approach this double-front house, you are greeted by a charming exterior that sets the tone for what lies within. Upon entering, you will be welcomed into a spacious hall where you'll find convenience in the ground floor WC, understair storage, and the staircase leading to the first floor.





To the left of the hall, the inviting lounge awaits, flooded with natural light streaming through the windows and double doors that open up to the rear garden. To the right, the well-appointed kitchen/dining room beckons, complete with fitted units and integrated appliances, creating a functional space for cooking and entertaining.

Ascending to the first floor, you will discover both bedrooms, with the master bedroom benefiting from a fitted wardrobe, offering ample storage solutions. Additionally, the three-piece family bathroom serves the household with convenience and practicality.

Outside, the low maintenance, enclosed South-facing garden provides a private space perfect for relaxation and entertainment. The predominantly lawned area with a small border for plants offers a tranquil setting to enjoy the outdoors.

For added convenience, off-road parking is available for two cars, ensuring easy access for residents and guests alike. Located just a short drive from Norwich city, this property combines the benefits of a peaceful residential neighbourhood with the amenities of a bustling city centre.

### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: B

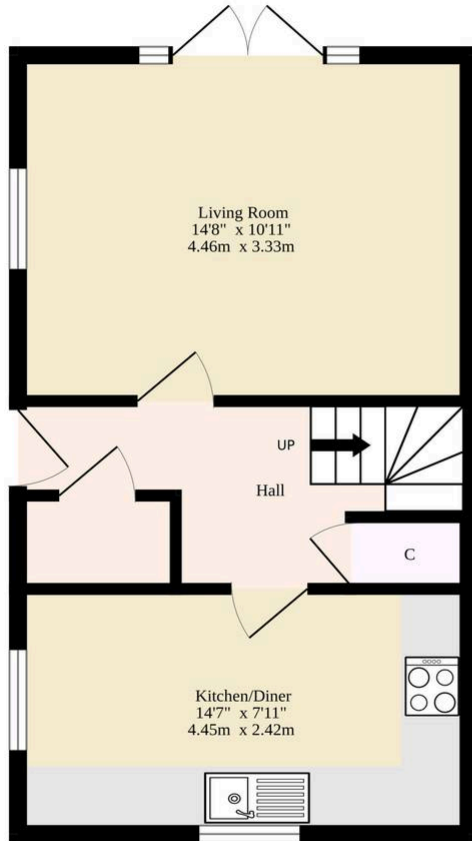
Tenure: Freehold

EPC Energy Efficiency Rating: B

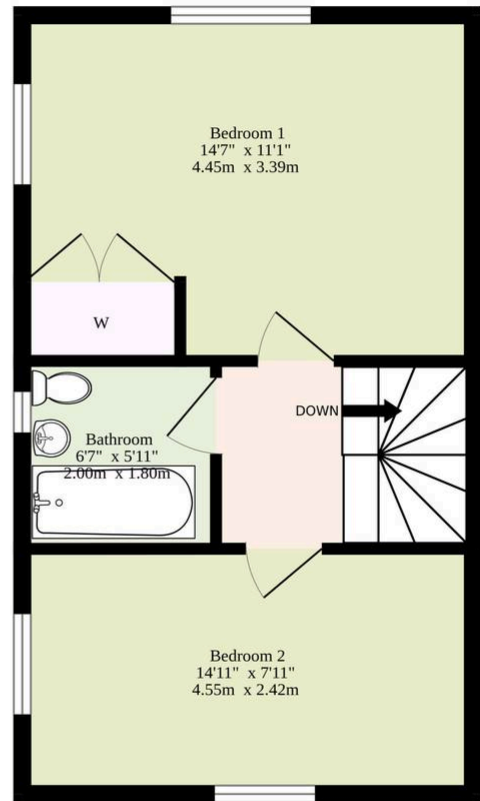
EPC Environmental Impact Rating: B



Ground Floor  
331 sq.ft. (30.8 sq.m.) approx.



1st Floor  
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 861sq.ft. (80.0 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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