



## 90 Flag Cutters Way, Horsford

£550,000 Freehold

Presenting an executive modern detached home in the sought-after village location, this 4-bedroom detached house is the epitome of a perfect family abode. Boasting versatile accommodation and updated features, this property is sure to impress even the most discerning buyers. Don't miss the opportunity to make this modern detached house your own and enjoy the comfort and practicality it offers to you and your loved ones. Schedule a viewing today and experience the charm of this exceptional property.

## Location

Located in the charming village of Horsford, Flag Cutters Way, NR10 3FZ, offers a blend of rural tranquillity and modern convenience. Horsford is a thriving community just a short drive from Norwich, giving residents the benefit of countryside living with easy access to city amenities. The village has a range of local amenities, including shops, schools, and eateries, making daily life convenient and enjoyable. Nature lovers will appreciate the proximity to scenic woodland trails, perfect for peaceful walks or outdoor adventures. With strong transport links and a warm, welcoming atmosphere, this location offers an ideal balance for families and professionals alike looking for a well-connected, vibrant community.



## Flag Cutters Way

As you step into the property through the welcoming hallway, you are greeted by a well-thought-out layout. On your left, you'll find a conveniently located study, while on the right, a ground floor WC adds to the practicality of the space. Continuing through, a spacious reception room awaits your personal touch.



Further into the home, the inviting lounge beckons with double doors opening up to the low-maintenance rear garden, seamlessly blending indoor and outdoor living.

The heart of the home lies in the open plan kitchen/diner, a perfect space for entertaining or family meals. Accessible from the kitchen is the upgraded utility room, providing added convenience for day-to-day living.

Ascending the stairs, the first floor offers a retreat for the occupants. The master bedroom boasts a walk-in wardrobe and ensuite bathroom for added luxury. Three additional double bedrooms offer ample space, with one featuring its own ensuite bathroom. A family bathroom completes the upstairs living quarters, ensuring comfort and privacy for all residents.

Situated on a private road in a tranquil setting, this property overlooks green space, offering a sense of calm and privacy. The generous driveway, along with the double garage equipped with power and light, provide plenty of parking space and storage options.

Conveniently located a short drive from Norwich, this residence strikes the perfect balance between countryside living and accessibility to urban amenities. Tastefully designed and meticulously maintained, this family home is a rare find in the property market.

### Agents Notes

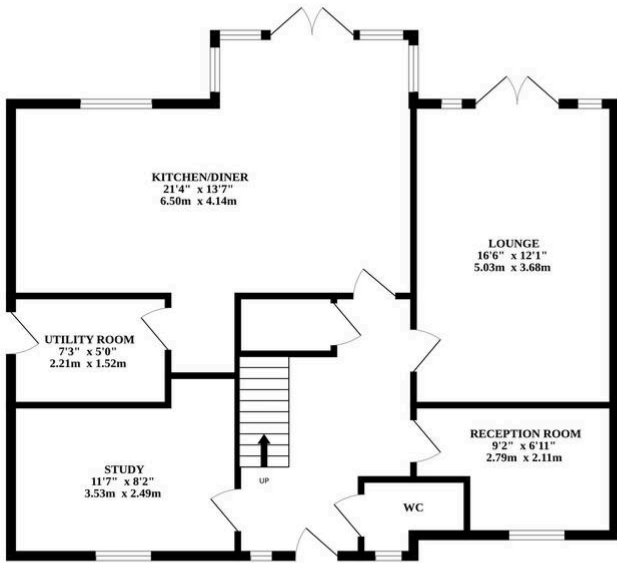
We understand this property will be sold freehold, connected to all main services.

Maintenance fee - £201.54

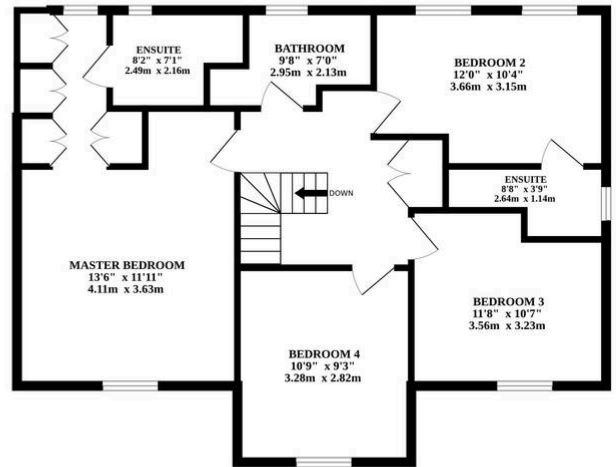
Council Tax band: E



GROUND FLOOR



1ST FLOOR



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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