



14 Columbine Road, Horsford

Guide Price £400,000 - £425,000

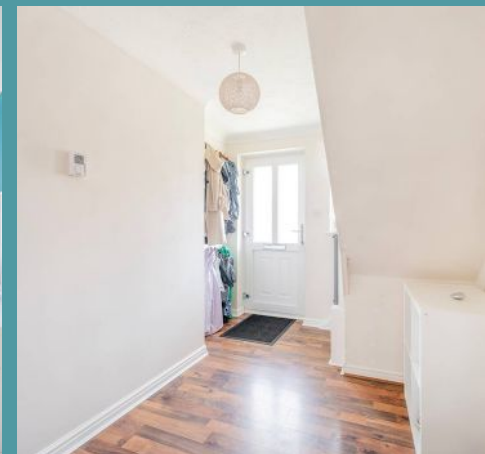
14 Columbine Road

Horsford, Norwich

Guide price £400,000 - £425,000 We are proud to present to the market this stunning four-bedroom, detached family home in the sought-after village of Horsford. This beautifully finished property boasts a spacious open-plan kitchen/diner, a conservatory, and a private garden, all meticulously maintained for modern living. With off-road parking and both front and rear gardens, this home offers a perfect blend of comfort and style. Don't miss the chance to acquire this family home and experience all it has to offer.

Location

Columbine Road is situated in a well-connected residential area, offering easy access to local amenities, including shops, schools, and healthcare services. The area is ideal for families, with several green spaces nearby, providing opportunities for outdoor activities. With good transport links, it is conveniently located for commuting to the city, while also benefiting from a tranquil environment, making it a desirable location for those seeking a balance of convenience and peaceful living. Local services, including public transport and essential community facilities, are all within close reach, enhancing the area's appeal to residents.

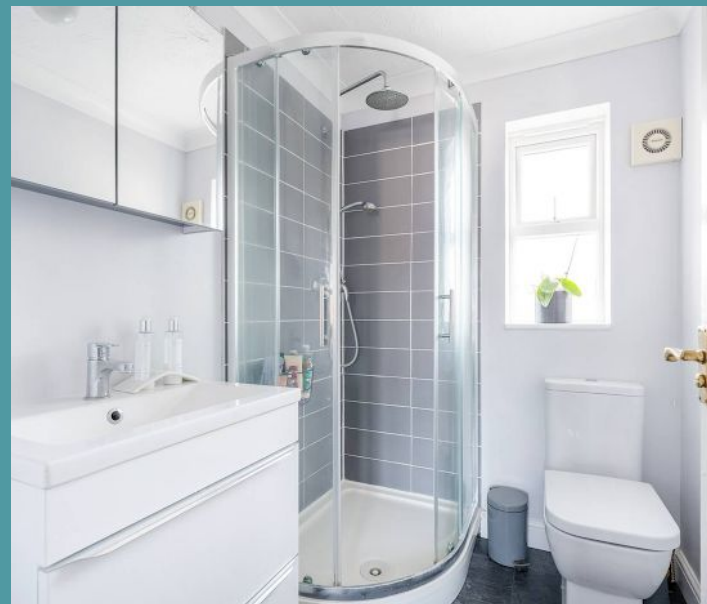


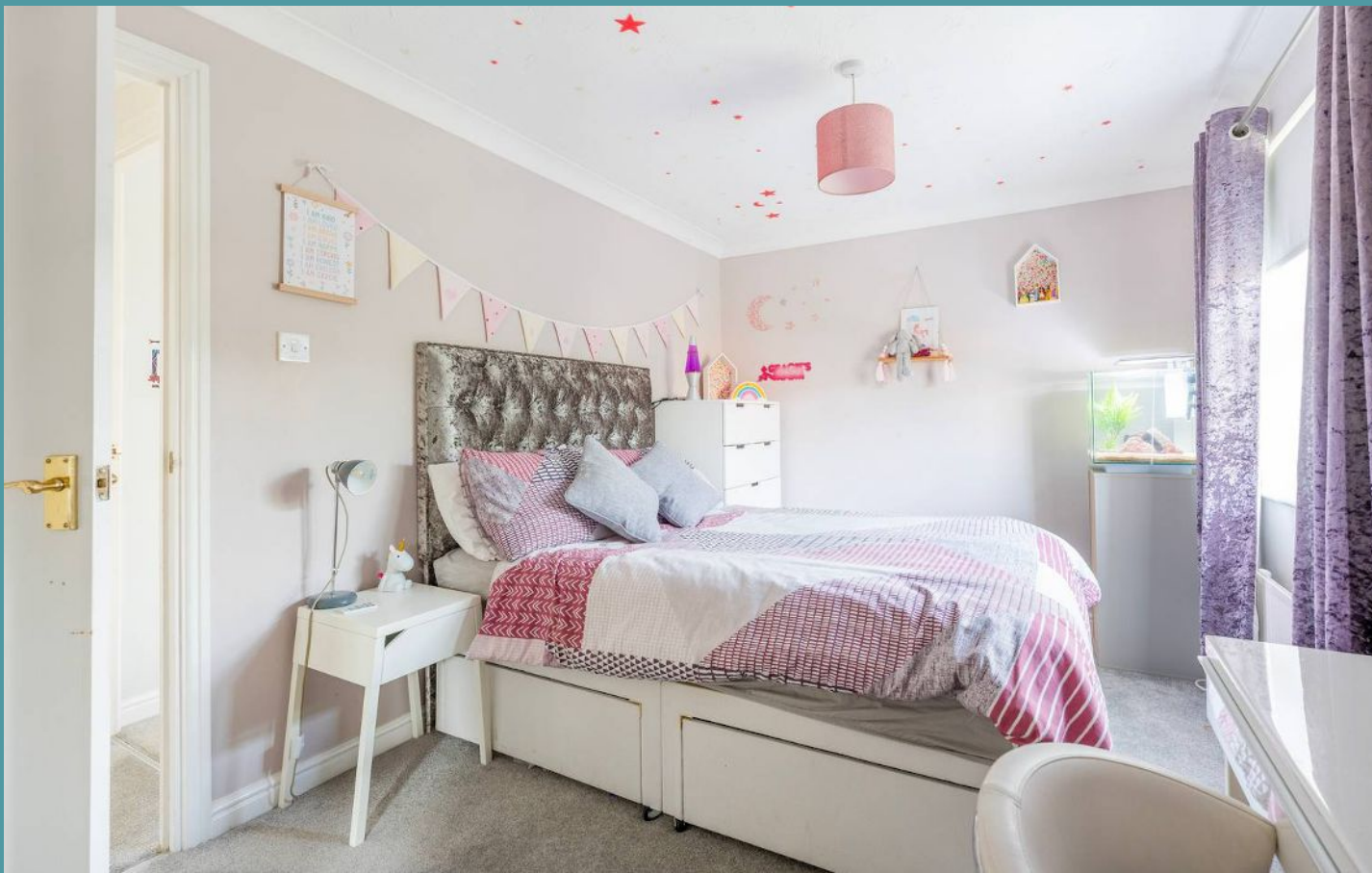
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Step inside where you are greeted by a welcoming entrance hall, complemented by a convenient WC. Immediately capturing your attention with its warm and welcoming ambiance is the large sitting room, filled with an abundance of natural light. This space is perfect for entertaining guests or unwinding with loved ones during the evenings. The presence of a light-filled conservatory offers panoramic views of the garden, allowing you to enjoy the outdoors within the comfort of your own home.

The kitchen is modern and stylish, with a practical layout designed for ease of use. The hi-gloss wall and base units provide ample storage, while the worktops offer generous countertop space for meal preparation. The built-in double oven and gas hob with extractor fan create a functional cooking area, with the breakfast bar serving as a focal point. The space also includes a dining area, with dual-aspect windows allowing natural light to flow through, and tiled flooring for added durability. Completed by a utility room, for your additional storage and laundry essentials.





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Ascend to the first floor where you will encounter four well-appointed bedrooms, each thoughtfully designed to offer relaxation and privacy. The master bedroom flaunts built-in wardrobes and a private en-suite, adding a luxury yet convenient touch. The remaining bedrooms share a family bathroom, comprising of a three piece suite.

Towards the rear is a well-maintained garden, primarily laid to lawn, bordered by planted beds and shrubbery. The decked terrace is suitable for your outdoor seating arrangements, for summer BBQs or relaxing in the afternoon sunshine. Overall, it is fully enclosed so you can enjoy in seclusion. For added convenience, at the front of the residence is a driveway providing off-road parking and a garage for storage options.

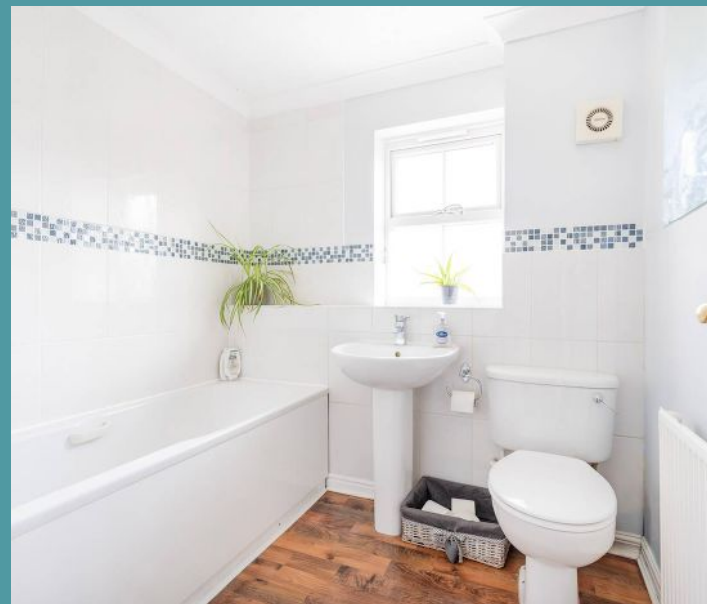
Agents Note

We understand that the property is being sold as a freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas combi boiler.

Council tax band: C





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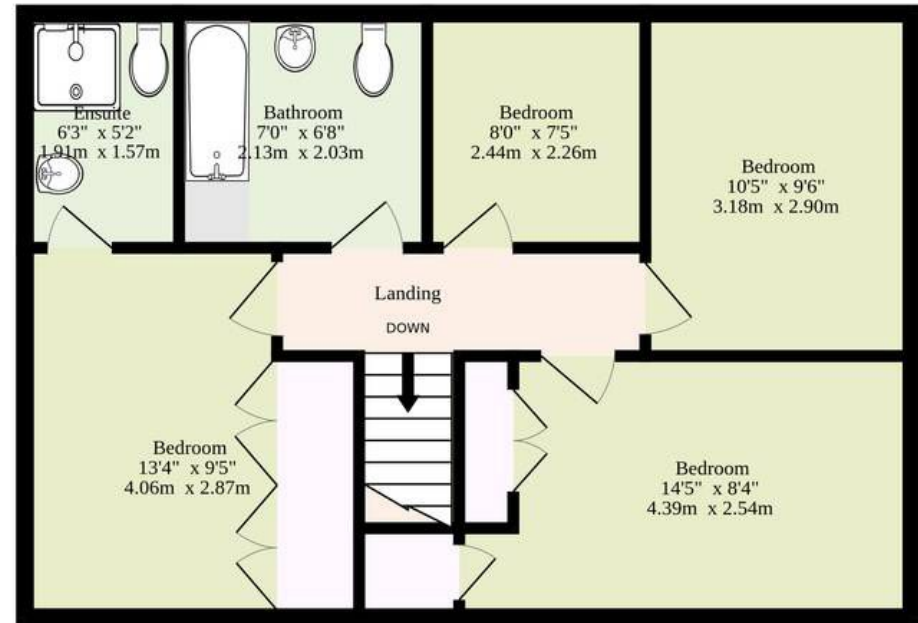
- Guide price £400,000 - £425,000
- Detached house in the village of Horsford
- Open-plan kitchen/dining room with a functional utility room
- Comfortable sitting room opening into a light-filled conservatory
- Four bedrooms, one private en-suite & a family bathroom
- Front and rear enclosed garden mainly laid to lawn
- Driveway providing off-road parking & a garage
- In close proximity to all local amenities and natural surroundings



Ground Floor
626 sq.ft. (58.2 sq.m.) approx.



1st Floor
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1110sq.ft. (103.1 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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