



1 Lavender Close, Horsford  
£260,000

# 1 Lavender Close

Horsford, Norwich

This extended three-bedroom semi-detached home is situated in the highly sought-after village of Horsford, making it an excellent choice for first-time buyers or families. The ground floor features a spacious lounge/diner, a well-equipped kitchen, and a utility room, with a bright garden room opening to the rear garden. Upstairs, the three bedrooms are filled with natural light and served by a modern family bathroom. The property is in superb condition, offering double glazing and gas heating for year-round comfort. Outside, a front driveway provides ample parking, and the large, well-maintained rear garden includes a patio and timber shed.

## The Location

Nestled in the charming village of Horsford, Flag Cutters Way offers a picturesque setting with local amenities just a stone's throw away. Residents can enjoy the convenience of a nearby local shop and chip shop, perfect for everyday essentials and delicious takeaways. For those who love outdoor adventures, the nearby forest provides scenic walks and opportunities to explore nature, alongside local parks and schooling options available for those with children. With easy access onto the NDR, residents can effortlessly reach neighbouring villages and towns, enhancing the accessibility and appeal of this attractive location.





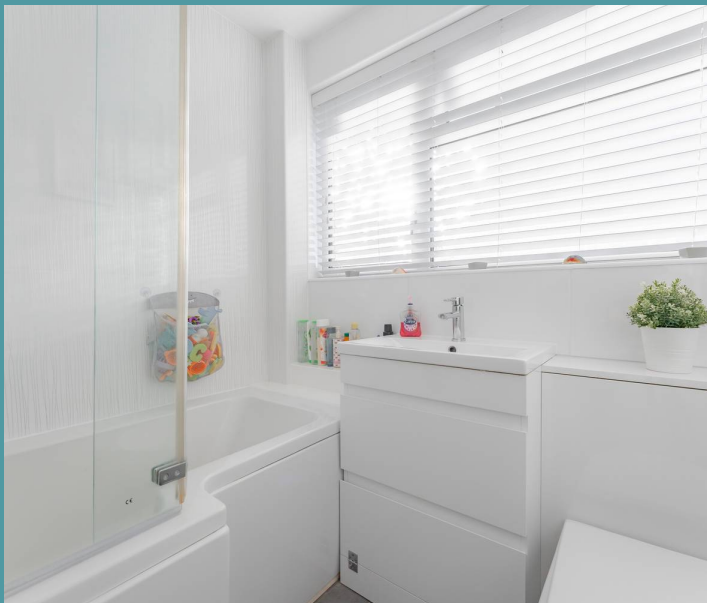
## 1 Lavender Close

Horsford, Norwich

### Lavender Close

Situated highly sought-after village of Horsford, this well-presented, extended three-bedroom semi-detached home is an ideal choice for first-time buyers or growing families. The ground floor offers a welcoming entrance hall leading to a spacious lounge/diner, perfect for entertaining, and a well-appointed kitchen with ample storage and workspace. A separate utility room provides additional functionality and the bright garden room opens onto the rear garden, making it an ideal space for relaxation.

Upstairs, the property features three well-sized bedrooms, all benefiting from plenty of natural light. The modern family bathroom is equipped with contemporary fixtures, offering comfort and style. The home is in excellent condition throughout, with double glazing and gas heating providing year-round efficiency and comfort.





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Outside, the front driveway offers ample off-road parking, while the rear garden is generously sized and well-maintained, complete with a patio area ideal for outdoor dining, mature plants, shrubs, and a timber shed for storage.

### Agents Note

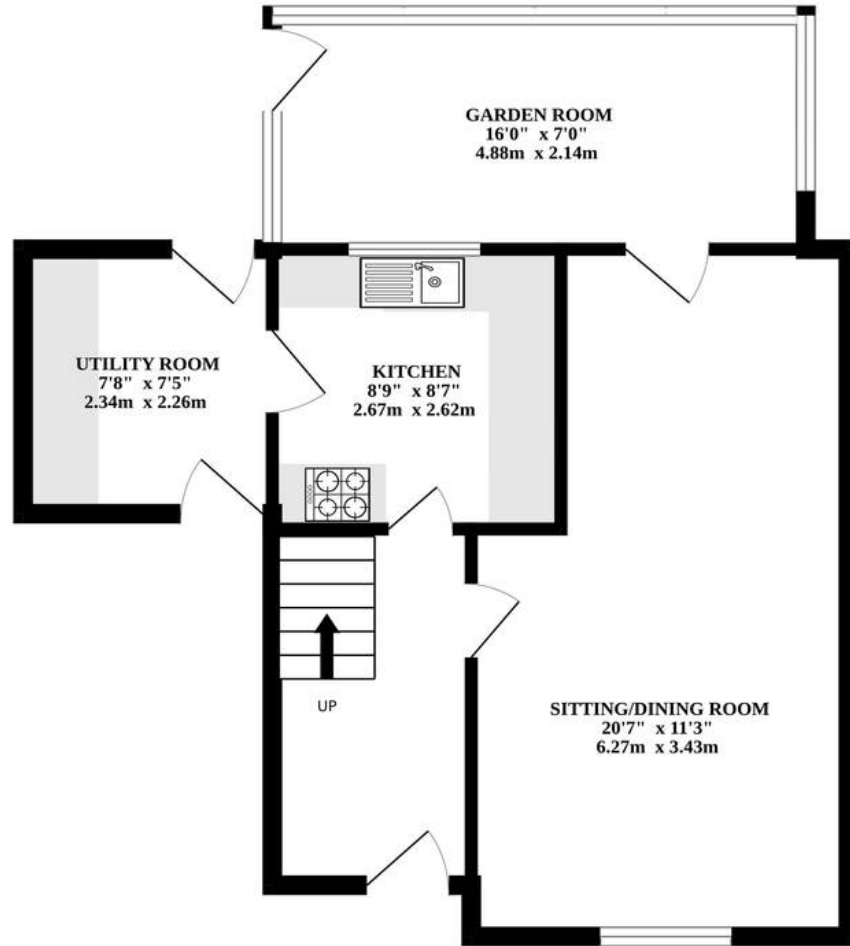
Sold Freehold and connected to all mains services.

Council Tax Band - C

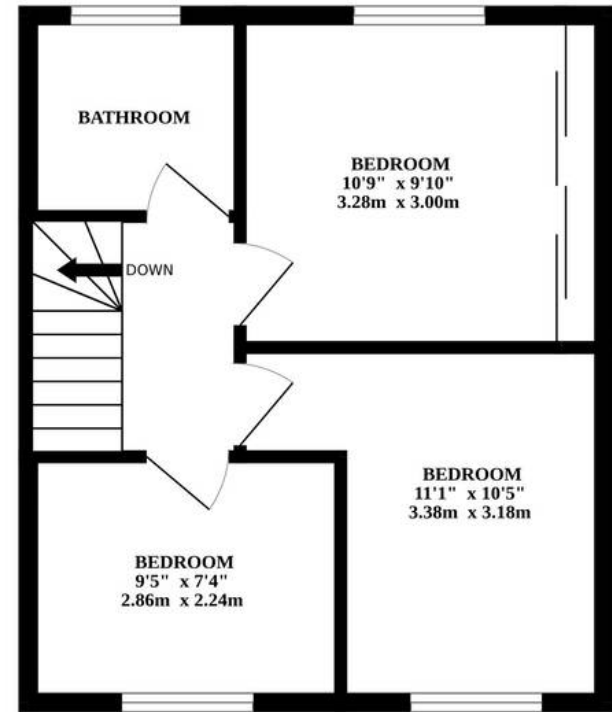
- HIGHLY SOUGHT-AFTER VILLAGE LOCATION
- EXTENDED THREE-BEDROOM SEMI-DETACHED HOME
- SPACIOUS LOUNGE/DINER IDEAL FOR ENTERTAINING
- WELL-APPOINTED KITCHEN WITH AMPLE STORAGE AND ADJOINED UTILITY SPACE
- BRIGHT GARDEN ROOM WITH ACCESS TO REAR GARDEN AND OFFERS AN EXTENSION OF LIVING SPACE TO ENJOY
- MODERN FAMILY BATHROOM WITH CONTEMPORARY FIXTURES
- FRONT DRIVEWAY WITH AMPLE OFF-ROAD PARKING
- WELL-MAINTAINED GARDEN WITH PATIO AND TIMBER SHED



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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