



## 2 Horsey Road, West Somerton - NR29 4DW

£270,000 Freehold

This charming 2-bedroom semi-detached house is full of character, with period features like open fires and original flooring. It offers two double bedrooms and two bathrooms, providing ample living space. Located in a quiet rural area with a great community, the property enjoys peaceful surroundings. Both the front and back offer beautiful field views, and residents have access to a private mooring. It's an ideal home for those who appreciate a relaxed lifestyle with outdoor opportunities.

## Location

Horsey Road, located in the village of West Somerton, offers a scenic setting perfect for those seeking a rural lifestyle. Surrounded by beautiful countryside and close to the Norfolk Broads, the area is ideal for nature lovers and outdoor enthusiasts, with ample opportunities for walking, cycling, and wildlife spotting. West Somerton is a charming, historic village that boasts a welcoming community and easy access to nearby towns such as Great Yarmouth, offering a mix of local amenities, schools, and leisure facilities. With its peaceful environment and proximity to coastal attractions, Horsey Road offers the best of both village life and nearby coastal and cultural experiences.



### Agents notes

We understand the property will be sold freehold, connected to mains services water and electricity.

Drainage- Septic Tank

Heating system-Oil Central Heating

The driveway is shared with number 3, and both properties are liable for repairs.

The septic tank is shared with number 1.

Tax Council Band -B



## Horsey Road, West Somerton

As you walk in through the front door, you are greeted by a hallway that leads you into the inviting lounge area. This bright space features a large window that allows natural light to fill the room, highlighting the charming fireplace, and creating a warm and cosy atmosphere.

Moving into the dining room, you'll find another beautiful fireplace, bookshelves on the wall, and a cupboard for additional storage. A door leads to the rear garden, providing easy access to the outdoor space, and there is also a pantry for further storage.

The kitchen is practical and well-equipped, offering built-in cupboards and ample counter space for meal preparation. It also features a newly fitted stove. A door from the kitchen leads to the rear garden, making outdoor dining or relaxing a breeze.

As you continue through the property, you'll find the utility area, offering extra storage and space for everyday use. The family bathroom is also on this floor, complete with a bath and shower attachment for convenience.

Upstairs, you'll find two generously sized double bedrooms. One of the bedrooms includes a built-in wardrobe, providing plenty of storage. The shower room on this floor adds to the practicality and layout of the property.

Recent updates include a new front door and dining room door, both installed within the last two years, along with double glazing throughout the property.

Outside, the property features a large enclosed south-facing garden, providing a peaceful retreat with plenty of potential to create your own vegetable garden. The garden is perfect for enjoying the countryside setting and offers plenty of space for outdoor activities.

Off-road parking is available, provided by the large garage, which offers the potential for conversion into an annexe, subject to planning permission. The driveway also provides additional parking space.



Ground Floor  
586 sq.ft. (54.4 sq.m.) approx.

1st Floor  
299 sq.ft. (27.8 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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