



**Columbine Road, Horsford Norwich NR10 3RT**

**welcome to**

**Columbine Road, Horsford Norwich**

This beautifully presented semi-detached home is new to the market, ideally situated in the heart of Horsford. Offering four bedrooms, a bright and airy living space and an open kitchen/diner, perfect for entertaining. View early to avoid disappointment!



## Accommodation

This beautifully presented four-bedroom semi-detached home is new to the market, ideally situated in the heart of Horsford. The property has been thoughtfully extended to the rear, which creates a versatile fourth bedroom on the ground floor along with a bright and airy living space that opens out onto the rear garden, perfect for modern family living or guest accommodation. This well-loved home offers four generous sized bedrooms, an open kitchen/diner, and downstairs wc. The heart of the home is the airy and bright living area at the rear of the property which benefits from the addition of a sky light and double doors to the rear garden, a perfect addition for socialising or relaxing.

The additional ground floor reception room offers the flexibility for use of a fourth bedroom or a study. The first floor offers two generous sized bedrooms to the front of the property and the principal bedroom to the rear, as well as a modern family bathroom. Located on the outskirts of Norwich in the sought-after village Horsford, offering local amenities including a doctor's surgery, regular bus links into the city centre, schools, as well as easy access to the Northern Distributor Road.

A rare opportunity in a prime location, viewing is highly advised!

## Entrance Hall

External entrance door opening to front aspect, understairs cupboard, radiator, stairs rising to first floor, and door to wc. Further leading to kitchen/diner.

## Kitchen/Diner

A range of wall and base units with work surfaces over, partially tiled walls, built in electric hob and oven, extractor fan, space for free-standing fridge freezer, plumbing for washing machine and upvc double glazed window to front.

## Wc

Suite comprising upvc double glazed window to front aspect, radiator, wc and wash hand basin.

## Bedroom 4/Opt Study/Playroom

Upvc double glazed window to rear aspect, and radiator.

## Living Room

Skylight, inset ceiling spotlights, and upvc double glazed patio doors with side panels opening to rear garden.

## First Floor Landing

With access to all three bedrooms and bathroom.

## Bedroom 1

Built in wardrobes, radiator, and upvc double window to rear aspect.

## Bedroom 2

Storage cupboard, radiator, and upvc double glazed window to front aspect.

## Bedroom 3

Upvc double glazed window to front aspect, and radiator.



Total floor area 94.2 m<sup>2</sup> (1,014 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## **Columbine Road, Horsford Norwich**

- Beautifully Presented Semi-Detached Home
- Sought-After Location Of Horsford
- Thoughtfully Extended To The Rear
- Off-Road Parking And Garage
- View Now!

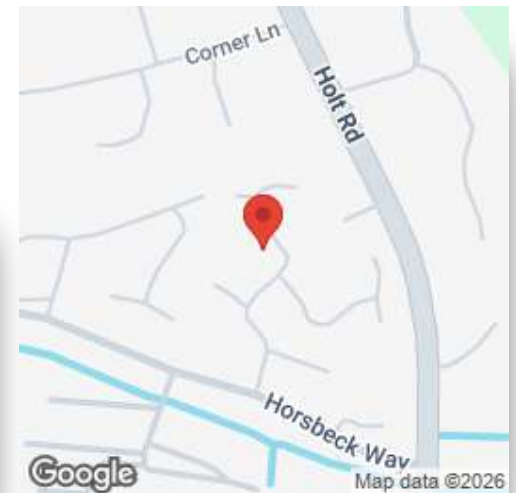
Tenure: Freehold EPC Rating: C  
Council Tax Band: C

# £335,000



### **directions to this property:**

Upon entering Horsford from the Holt Road direction take the third left hand turn onto Horsbeck Way and take the second right hand turn into Columbine Road and follow the road round the bend and the property can be found on the right-hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL103539 - 0007

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