



27 Meadow Way, Horsford, NR10 3SD

Guide Price £450,000

- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- OFF ROAD PARKING
- POPULAR VILLAGE LOCATION
- FOUR BEDROOMS
- DETACHED GARDEN ROOM/HOME OFFICE
- GARAGE
- MAIN BEDROOM WITH ENSUITE

27 Meadow Way, Horsford NR10 3SD

A beautifully presented modern detached home situated on a quiet cul-de-sac within the popular village of Horsford. The property offers bright and spacious accommodation with three reception rooms, four bedrooms and a detached garden room currently used as a home office.



Council Tax Band: D



DESCRIPTION

Tucked away within a quiet cul-de-sac in the popular village of Horsford, this spacious four bedroom detached property offers the perfect family home. The property boasts a generous and private rear garden with a fantastic detached garden room with power and electricity and currently provides the ideal home office. The home offers bright, contemporary accommodation with three reception rooms, including a conservatory, kitchen with utility room, four bedrooms; one with ensuite and a family bathroom. There is also a driveway providing off road parking for multiple vehicles and a single garage.

INTERNAL ACCOMMODATION

ENTRANCE HALL

UPVC door to front entrance, double glazed window to front, laminate flooring, built in storage cupboard, radiator.

CLOAKROOM

Double glazed window with obscured glass to side aspect, fitted with a WC, wash hand basin, radiator and laminate flooring.

STUDY/BEDROOM FIVE

Double glazed window to side aspect, carpet flooring, radiator.

LIVING ROOM

Double glazed bay window to front, open fireplace with brick surround, carpet flooring, radiator. Glazed double doors to;

DINING ROOM

Double glazed UPVC door to conservatory, carpet flooring, radiator.

KITCHEN

Double glazed UPVC door to rear garden, four Velux windows, fitted with a range of wall and base units with timber worksurface over, island unit with inset stainless steel sink and timber worksurface, Neff electric hob, integrated Neff double oven, integrated appliances include Neff double oven, fridge/freezer, built in pantry cupboard. Door to utility and conservatory.

UTILITY ROOM

Double glazed UPVC door to side entrance, base units with worksurface over inset stainless steel sink and drainer, space and plumbing for a washing machine and dishwasher.

CONSERVATORY

Double glazed windows to side and rear aspects, tiled flooring, radiator.

FIRST FLOOR LANDING

Airing cupboard with shelving units, carpet flooring, doors to all rooms;

BEDROOM ONE

Double glazed window to front, built in double wardrobe with sliding mirrored doors, carpet flooring, radiator, door to;

ENSUITE

Double glazed window with obscured glass to rear, fitted with a three piece suite comprising corner shower cubicle with mains connected shower over, W/C, wash hand basin, vinyl flooring, extractor fan.

BATHROOM

Double glazed window with obscured glass to rear, fitted with a three piece suite comprising bath with mains connected shower head, wash hand basin, WC, radiator, extractor fan.

BEDROOM TWO

Double glazed window to rear aspect, carpet flooring, radiator.

BEDROOM THREE

Double glazed window to front aspect, carpet flooring, radiator.

BEDROOM FOUR

Double glazed window to front aspect, carpet flooring, radiator.

EXTERNAL

To the front of the property a driveway provides parking for multiple vehicles and access to the single garage, which has a remote controlled electric roller door, power and electricity. Externally there is a detached garden room with electricity and power supplied. The mature enclosed rear garden is beautifully presented and mainly laid to lawn with a patio seating area and a range of mature shrubs and hedging.

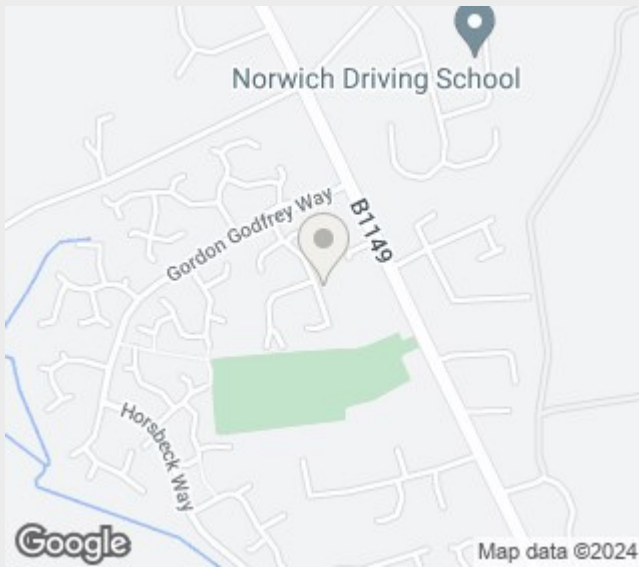
AGENTS NOTES

This property is Freehold.

Council tax band: D

Mains drainage, electricity and water connected.

Gas central heating.

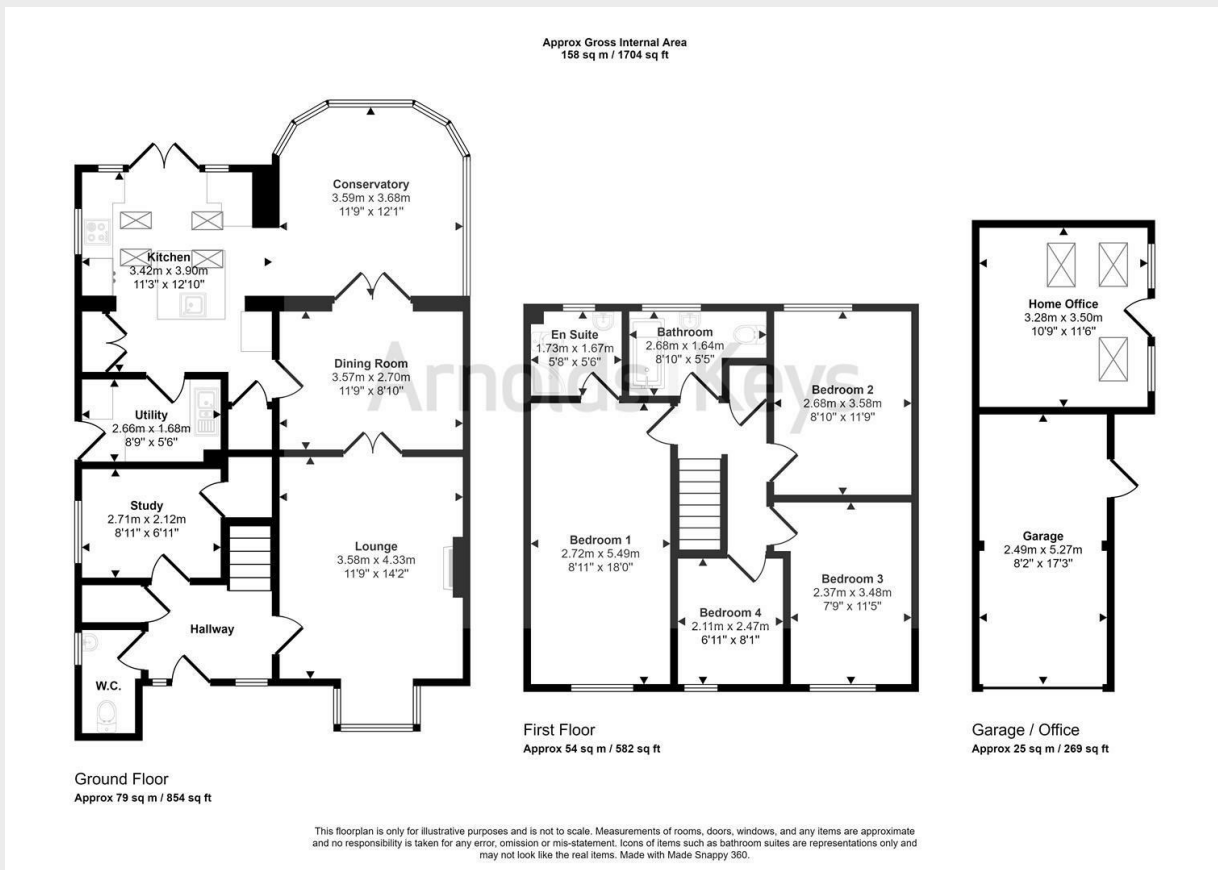


Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

