



16 Barrett-Lennard Road, Horsford, NR10 3EQ

Guide Price £325,000

- DETACHED CHALET BUNGALOW
- OFF ROAD PARKING AND GARAGE
- LARGE LOUNGE
- DOUBLE GLAZING THROUGHOUT
- THREE BEDROOMS
- BEAUTIFULLY KEPT REAR GARDEN
- POPULAR VILLAGE LOCATION
- GAS CENTRAL HEATING

16 Barrett-Lennard Road, Horsford NR10 3EQ

This spacious and extended three bedroom detached chalet bungalow is located in the highly desirable village of Horsford. The well appointed accommodation includes an entrance hall, lounge, dining room, kitchen, conservatory, a ground floor bedroom, and a WC. Upstairs, there are two additional bedrooms and a shower room off the landing.

Externally, the property boasts a generous driveway offering ample off road parking, a single garage, and a beautifully maintained rear garden. Additional features include double glazing, gas central heating.



Council Tax Band: C



DESCRIPTION

Nestled in the sought after village of Horsford, this three bedroom detached chalet bungalow offers extended and versatile living space. The ground floor features an entrance hall, a lounge, a separate dining room, a well equipped kitchen, a conservatory, a bedroom, and a WC. Upstairs, two additional bedrooms and a shower room are accessed from the landing. Outside, the property benefits from a spacious driveway with ample parking, a single garage, and a generously sized, beautifully kept rear garden.

LOCATION

Horsford is a village six miles north of Norwich, which is surrounded by the Horsford Forest while still offering easy access to the City of Norwich. Horsford features a range of local services, including shops, pubs, and a primary school, making it a popular location for families.

ENTRANCE HALL

uPVC door with double glazed windows to either side with obscured glass, radiator, stairs to first floor landing, carpeted, entrances to living room, dining room and kitchen. Under stairs storage cupboard

BEDROOM THREE

uPVC double glazed window to front aspect, carpeted, radiator.

KITCHEN

Dual aspect to side and rear aspect with uPVC double glazed windows and uPVC door to garden. Wall and base units with counter over and inset one and a half bowl sink with drainer, space for oven, washing machine, fridge. In built dishwasher, extractor, radiator.

DINING ROOM & CONSERVATORY

Half carpeted half tiled flooring, conservatory is uPVC double glazed windows and French doors leading to garden, radiator.

LOUNGE

Dual aspect room with views to front and rear, uPVC double glazed window to front aspect and sliding door to rear garden. Electric wood burner inset to tiled hearth and wooden mantle, carpeted, radiator

STAIRS TO FIRST FLOOR & LANDING

Carpeted, entrances to bedrooms and shower room, airing cupboard with boiler inside.

MAIN BEDROOM

uPVC double glazed window to front aspect, carpeted, radiator, built in wardrobes.

SHOWER ROOM

Vinyl flooring uPVC double glazed window with obscured glass, wc, vanity unit with inset hand wash basin, free standing shower connected to mains water.

BEDROOM TWO

uPVC double glazed window to front aspect, carpeted, radiator, walk in wardrobe, access to eves storage.

EXTERNAL

To the front is an area laid to lawn with mature flower & shrub beds and a driveway leading to a single garage and rear garden. The rear garden is mostly laid to lawn and surrounded by flowerbeds and mature shrubs, flowers and trees, there is a small pond in the centre of the garden and a patio area.

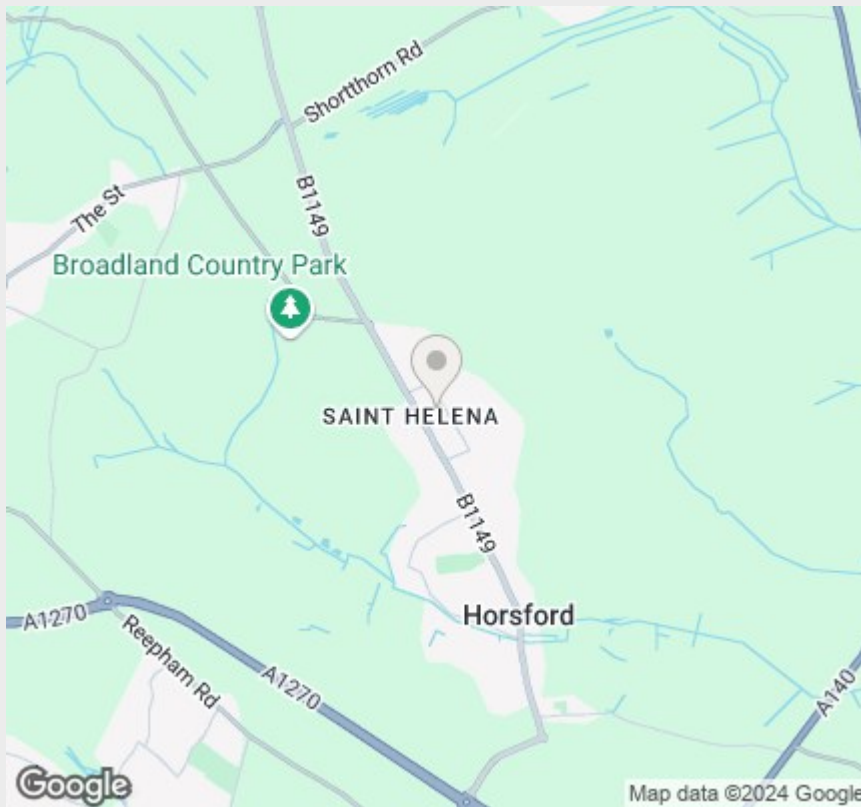
AGENTS NOTES

Freehold

Mains Drainage

Gas and Electricity connected

Council Tax: Broadland district council Band C



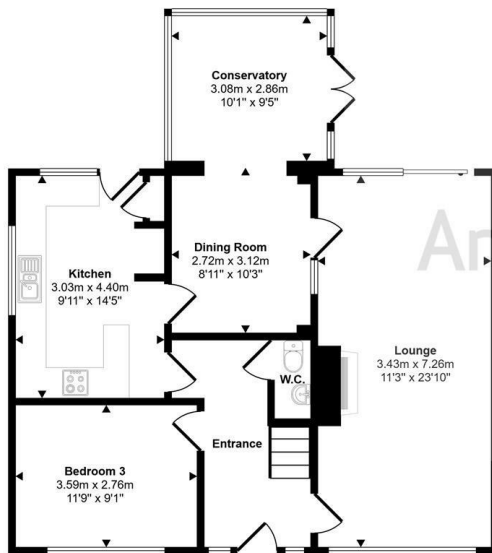
Viewings

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

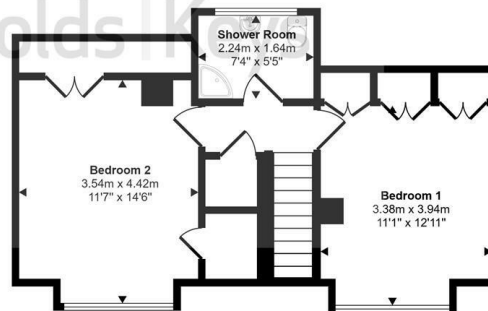
EPC Rating:

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | 63 | |
| (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 | |

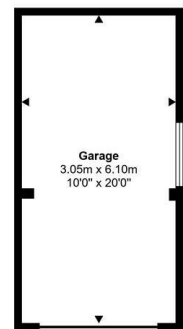
Approx Gross Internal Area
142 sq m / 1530 sq ft



Ground Floor
Approx 79 sq m / 847 sq ft



First Floor
Approx 45 sq m / 483 sq ft



Garage
Approx 19 sq m / 200 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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