

Heritage
Homes
SALES | LETTINGS

Features

- En-Suite to Master Bedroom
- Downstairs Cloakroom
- 2 Reception Rooms
- No Onward Chain
- Detached Garage and Driveway

Tenure Freehold



£260,000 Offers in excess of

Coltsfoot Road, Norwich, Norfolk, NR10 3SZ

**** NO ONWARD CHAIN ****

Heritage Homes are pleased to offer this modern 3 bedroom house situated in a quiet cul-de-sac within the sought after village of Horsford. Accommodation includes lounge, dining room, fitted kitchen, three bedrooms with en-suite to master, modern bathroom and downstairs WC. To the outside there is a large enclosed garden with side access, off road parking and a separate garage offered with no onward chain. Horsford is an extremely popular village located 6 miles from Norwich with regular bus services into the city centre and within easy reach of the picturesque North Norfolk Coast. The village caters for families and individuals alike with several local shops, an infant and junior school, public house, post office, village hall complex and church.



3



1



2



Property Description

Entrance Hall

stairs rising to the first floor, fitted carpet, wall mounted radiator and double glazed door to the front aspect.

Lounge

uPVC double glazed window to the front aspect, wall mounted radiator, fitted carpet, TV point, textured and covered ceiling, fireplace with inset electric heater.

Dining Room

French doors leading out to the rear garden, wood effect vinyl flooring, under stairs cupboard, coved and textured ceiling and wall mounted radiator.

Kitchen

Fitted kitchen with a range of wall and base units, rolled edge work surfaces, stainless steel inset sink/drainers with mixer tap over, tiled splashbacks, electric oven, gas hob with extractor hood over, plumbing for washing machine, gas fired central heating boiler, tiled flooring, space for fridge freezer, uPVC double window to the rear aspect overlooking the garden and double glazed door.

Cloakroom

uPVC double glazed opaque window to the side aspect, low level WC, wash hand basin, tiled splashbacks, wall mounted radiator and wood effect vinyl flooring.

First Floor Landing

Doors to all bedrooms, airing cupboard, loft access, wall mounted radiator and fitted carpet.

Master Bedroom

uPVC double glazed window to the front aspect, fitted carpet, wall mounted radiator, range of built-in wardrobes and door to:



Ensuite

uPVC double glazed opaque window to the side aspect, Low level WC, vanity unit with inset wash hand basin, shower cubicle, part tiled walls, extractor fan, LED mirror and heated towel rail.

Bedroom 2

uPVC double glazed window to the rear aspect, wall mounted radiator, fitted carpet and textured ceiling.

Bedroom 3

uPVC double glazed window to the front aspect, wall mounted radiator, fitted carpet and textured ceiling and built in cupboard.

Bathroom

uPVC double glazed obscured window to the rear aspect, Three piece suite comprising low level WC, vanity unit with inset wash hand basin, bath with shower over and glass screen, part tiled walls, extractor fan and tiled flooring.

Outside

Front Garden: Mainly laid to lawn, borders with shrubs and gated access to the rear.

Rear Garden: mainly laid to Lawn, patio, timber framed shed and fenced boundaries.

Driveway: Off street parking

Garage: Up and over door to front, pedestrian door to side, power and light.

Floorplan

EPC



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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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