



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.



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.

Shower Room

Suite comprising shower cubical, wash hand basin set into a vanity unit, wc, partial tiled walls, and upvc double glazed window to side aspect.

Outside

To the front elevation is an enclosed garden with low level hedging and picket fencing, with path leading to front entrance door. The rear of the property comprises of a hard-landscape garden for ease of maintenance and gives access to the partially converted garage with power and light and now comprises of a storage area and home office. This could revert to a full garage with the removal of the partition wall.



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welcome to

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 - 0008

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