



Meadow Way, Horsford, Norwich, NR10 3SD

welcome to

Meadow Way, Horsford, Norwich

William H Brown are proud to present this exceptional four-bedroom linked-detached residence, forming part of our exclusive portfolio range. Having undergone extensive improvements, this home has been transformed into a truly stunning, modern living space, finished to an outstanding standard!



Entrance Hall

External entrance door opening to front aspect, giving access to living room, study, kitchen, storage cupboard, and stairs rising to first floor.

Living Room

Upvc double glazed bay fronted window to front aspect, and window to side aspect, two radiators, and feature fireplace with surround.

Study

Upvc double glazed window to front aspect, and radiator.

Wc

Suite comprising wc, radiator, and pedestal wash hand basin with tiled splash back.

Kitchen

A comprehensive range of wall and base units with work surfaces over and tiled splash back, breakfast bar, radiator, integrated eye level double oven, hob, and extractor hood, composite sink and drainer, and plumbing for dishwasher. Two upvc double glazed windows to rear aspect. Doors opening to utility and dining room.

Dining Room

Wood flooring, with door opening to conservatory.

Conservatory

Of upvc double glazed construction on a brick base, with doors opening to rear garden.

Utility Room

Space for American style fridge freezer, base unit with single bowl sink and drainer, wall mounted gas fired central heating boiler, plumbing for washing machine, upvc double glazed window and door to rear aspect, and integral door opening to garage.

Integral Garage

With up and over door, power and lighting.

First Floor Landing

Giving access to all bedrooms, store cupboard, and bathroom.

Bedroom One

Upvc double glazed window to front aspect, radiator, wood flooring and door opening to ensuite.

Ensuite

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

Bedroom Two

Upvc double glazed window to front aspect, double built in wardrobes, and radiator.

Bedroom Three

Upvc double glazed window to rear aspect, and radiator.

Bedroom Four

Upvc double glazed window to rear aspect, and radiator.

Bathroom

Suite comprising panelled bath with shower attachment, separate shower cubical, vanity unit with inset wash basin, wc, heated towel rail and upvc double glazed window to rear aspect.

Outside

To the front of the property is a brick-weave driveway, with exterior lighting, lawned garden with planters, shingle and established tree. A path to side elevation continues down the side of the property to the rear garden which is beautifully tended, patio areas, lawn, and established trees, plants, and enclosed by panelled fencing.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the

property purchase does not go ahead



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welcome to

Meadow Way, Horsford, Norwich

- Linked-Detached Executive Home
- Spacious Lounge & Separate Dining
- Exceptional Four-Bedrooms
- Modern Contemporary Kitchen
- Recently Installed Driveway (2022)

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

offers in excess of

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103577 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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