

# propertyladder



## St. Margarets Close, Horstead, NR12 7ER

An Extended Four Bedroom Detached Village Bungalow!

**GUIDE PRICE £575,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# VILLAGE LIVING WITH MODERN ELEGANCE!

This beautifully extend and improved detached village home offers family sized accommodation, on one level. A spacious entrance hall allows access to a generous array of accommodation, the centre piece of which, is the spacious and stylish open plan kitchen - dining - living room. This awesome space features a gorgeous fitted kitchen, under floor heating, bi-fold doors and an attractive media wall. All of the three bathrooms are recently re-fitted including the family bathroom with its free standing bath and of course the en suite shower room. The property also features a utility room and a further room (with no window) that could work brilliantly as a play room or indeed a home office.



“the centre piece of which, is the spacious and stylish open plan kitchen - dining - living room”



## Overview

- DETACHED BUNGALOW
- FOUR BEDROOMS
- EN SUITE SHOWER ROOM
- FURTHER SHOWER ROOM & FAMILY BATHROOM
- OPEN PLAN KITCHEN - DINING - LIVING ROOM
- UTILITY ROOM
- PLAY ROOM – STUDY
- AMPLE OFF STREET PARKING
- ENCLOSED REAR GARDEN
- PRIME VILLAGE LOCATION







## Location

This delightful community is nestled on the edge of the Norfolk Broads, a network of navigable rivers and lakes that are a haven for wildlife and boating enthusiasts.

Horstead is renowned for its scenic beauty, historic mill, and proximity to Coltishall, known as the 'Gateway to the Broads'. With a variety of properties ranging from quaint cottages to substantial family homes, Horstead provides an idyllic setting for those seeking a peaceful countryside lifestyle, yet remains conveniently close to the vibrant city of Norwich.

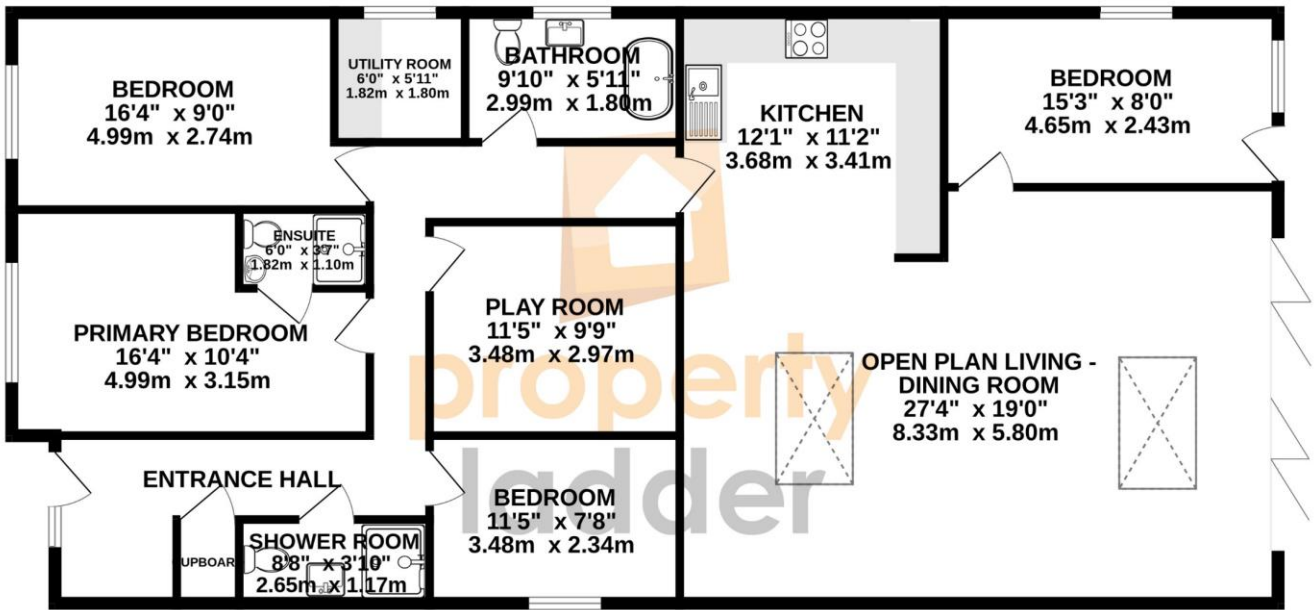


## Outside

The front of the property offers lots of off street parking, whilst the landscaped lawned rear garden features a patio and a useful wooden garden building.

Properties of this size and quality are rarely available in this location, so an early viewing is recommended!

## GROUND FLOOR 1547 sq.ft. (143.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1547 sq.ft. (143.7 sq.m.) approx.**

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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**FULL EPC AVAILABLE UPON REQUEST**

**COUNCIL TAX BAND:** TBC

**LOCAL AUTHORITY:** BROADLAND DISTRICT COUNCIL

**SERVICES CONNECTED:** MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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