



28 Poppyfields, Horsford

Guide Price £375,000

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Horsford, Norwich

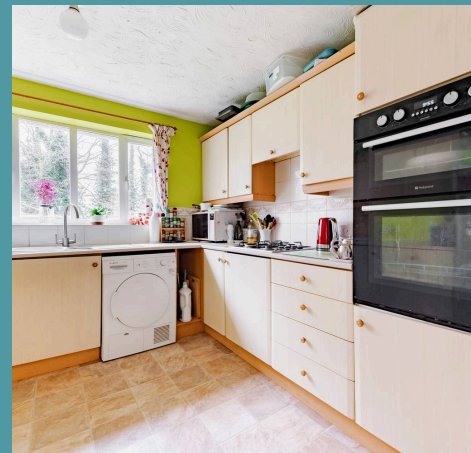
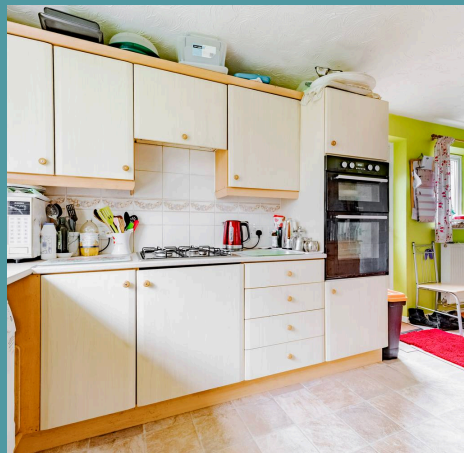
Guide Price £375,000 - £400,000. This spacious four-bedroom home is positioned in a quiet cul-de-sac in Horsford, offering privacy with no properties overlooking and generous parking, including a garage. The thoughtfully designed interior features, on the ground floor, two large reception rooms, a spacious kitchen/breakfast room, a separate study, and a toilet. The flexible layout can straightforwardly adapt to various lifestyles. The second-floor rooms include a master bedroom with an ensuite, two other double bedrooms, a sizeable single bedroom and a large family bathroom. Outside, the well-maintained, south-westerly facing garden enjoys abundant sunlight, providing a perfect space for both relaxation and entertaining.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





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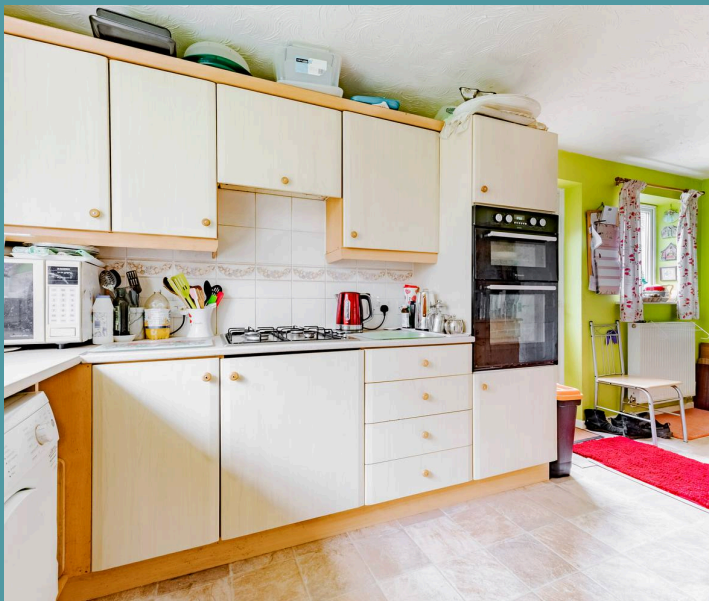
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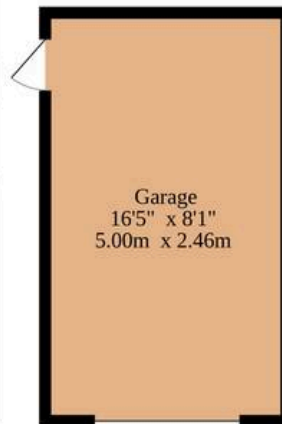
The Location

Poppyfields is set in the thriving village of Horsford, offering a fantastic mix of convenience and rural charm. The village is home to a medical centre, pharmacy, dental practice, veterinary facility, supermarket with a post office, traditional bakers and butchers, as well as hairdressers and barbers. Residents can enjoy a range of dining options, from a pub serving street food to a fish and chip shop, Chinese takeaway, kebab shop and an Indian restaurant.

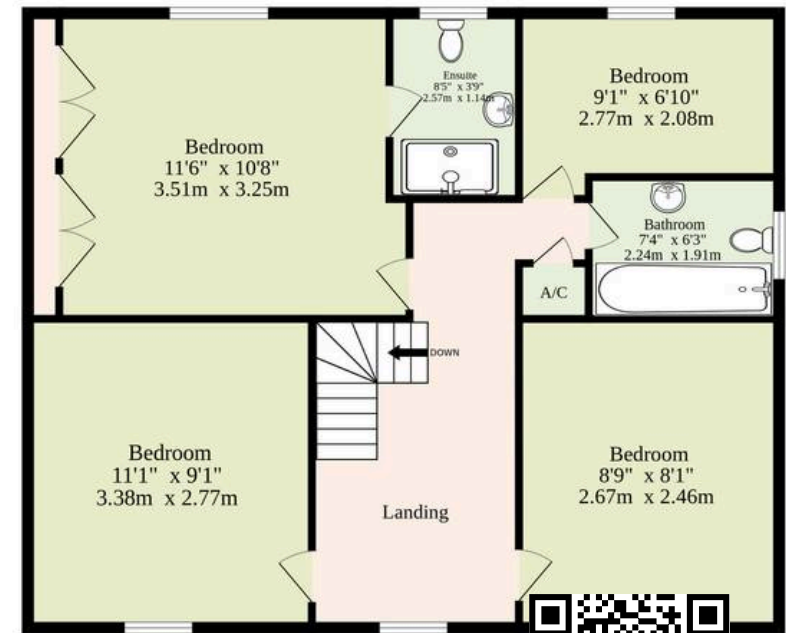
With additional retail units under development, Horsford continues to grow while maintaining a strong sense of community. Sports enthusiasts can take advantage of the local football club, Norfolk County Cricket Club at Horsford Manor Park and The Nest Community Sports Centre, while scenic



Ground Floor
765 sq.ft. (71.1 sq.m.) approx.



1st Floor
534 sq.ft. (49.6 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1299 sq.ft. (120.7 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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