



4 Lavender Close, Horsford  
£260,000



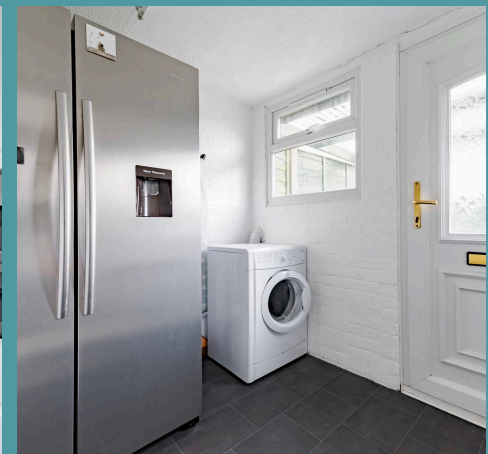
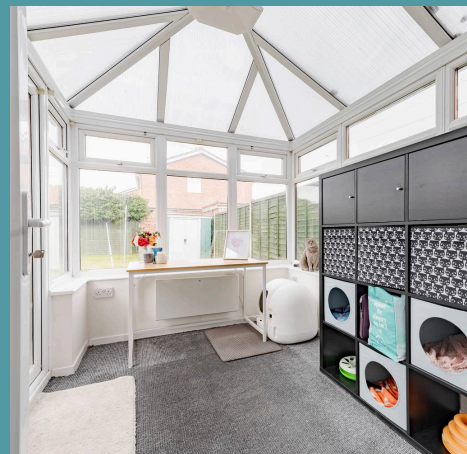
## 4 Lavender Close

### Horsford, Norwich

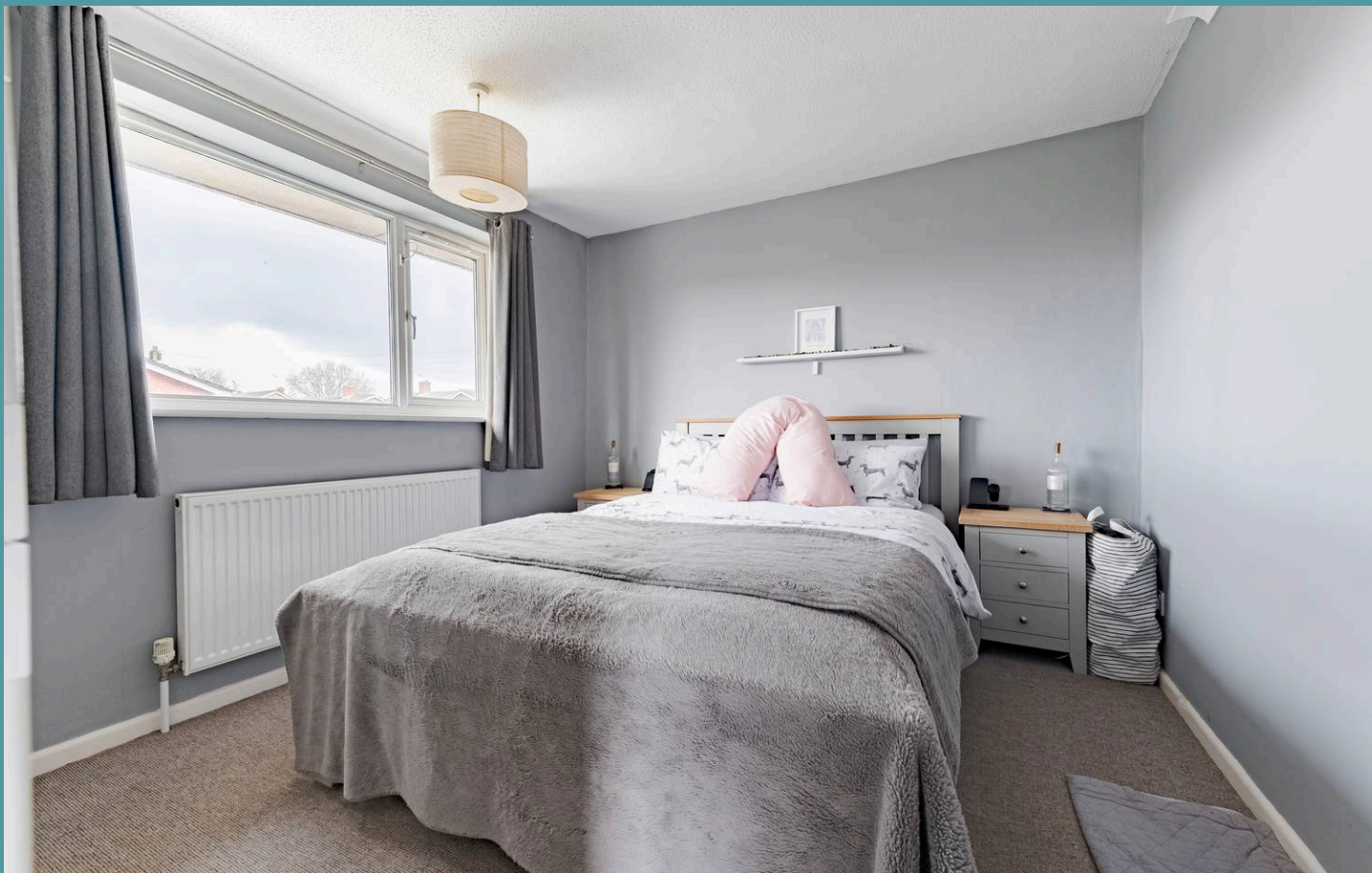
Situated within the charming Norfolk village of Horsford, this semi-detached residence offers a wonderful opportunity to establish roots in a welcoming community. Presenting the title of a wonderful family home, this property features well-presented accommodation that can be easily adapted to suit your own preferences and style. Highlighting an open-plan living/dining room, a light-filled conservatory, a kitchen with a functional utility room, three bedrooms and a shower room. Externally, you will find a large enclosed garden, driveway providing off-road parking and a garage for storage options.

#### Location

Horsford is a village and civil parish in Norfolk, situated approximately six miles north of Norwich. It lies along the B1149 road, which connects Norwich to Holt, making it a convenient location for commuters and visitors. The village is surrounded by woodland, including Horsford Woods, which is part of Thetford Forest and popular for walking and wildlife spotting. With a mix of historic and modern homes, local amenities, and a strong community atmosphere, Horsford is a well-connected yet peaceful place to live within easy reach of Norfolk's countryside and coast.





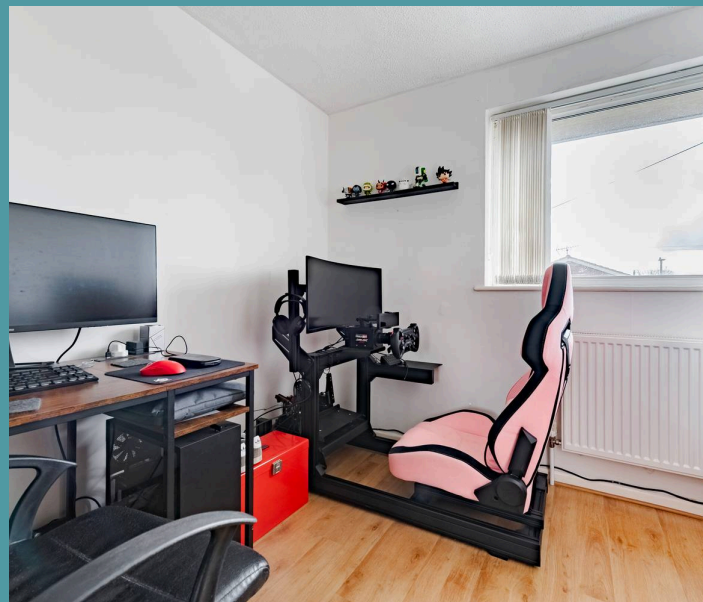
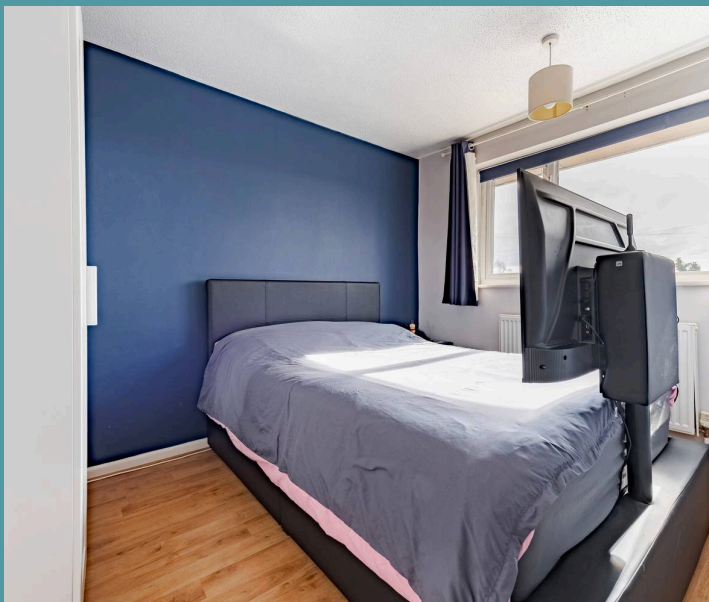


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Horsford, Norwich

Upon entering the property, you are greeted by a spacious sitting room/dining room, providing the perfect setting for relaxation and entertaining guests. The abundance of natural light flooding through the light-filled conservatory further extends the reception space, creating a seamless transition between indoor and outdoor living. The kitchen is equipped with modern wall and base units and integrated appliances to enhance your cooking experience. Complemented by a functional utility room, for your additional storage and laundry essentials.

Ascend to the first floor, where you will encounter three bedrooms, each thoughtfully designed to offer comfort and privacy. Completing the upper floor is a family shower room, comprising of a three piece suite, accommodating all residents in the household.



The outdoor space is equally as impressive, with a large, well-kept garden that is fully enclosed, offering privacy and seclusion for outdoor relaxation and play. Completed with a shed for storing your garden equipment and tools. For those with vehicles, the brick-weave driveway provides off-road parking for multiple vehicles, whilst the garage offers storage options. Modern amenities such as an electric car charging point have been installed.





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Horsford, Norwich

### Agents notes

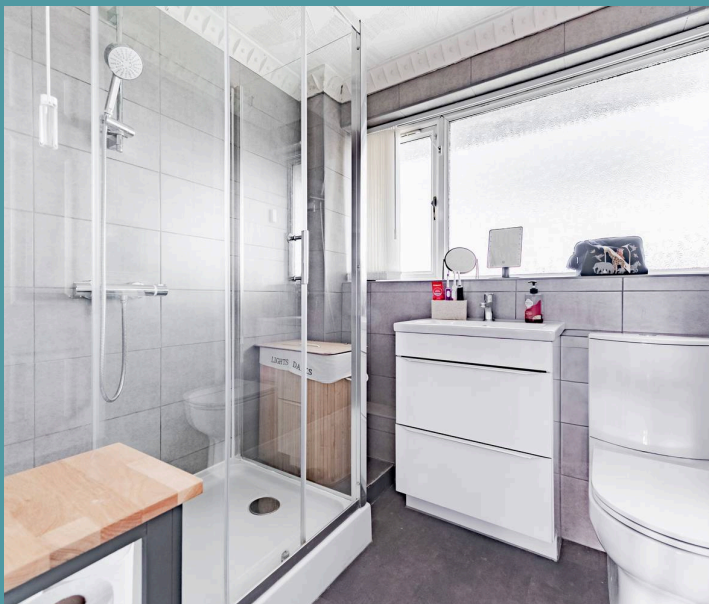
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

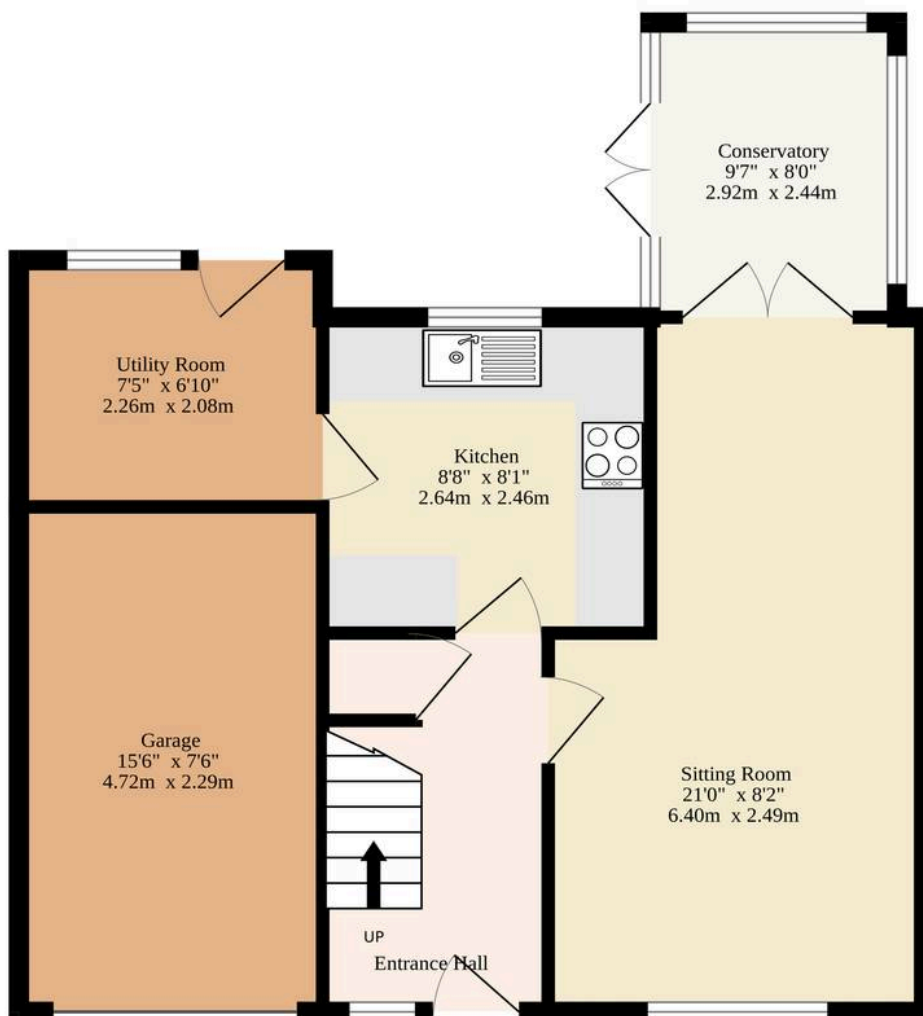
Council tax band: C

- Semi-detached residence in the Norfolk village of Horsford
- Wonderful family home with well-presented accommodation that can adapt to your own preferences and style
- Spacious sitting room/dining room inviting relaxation and entertaining
- Light-filled conservatory that extends the reception space
- Kitchen equipped with wall and base units, integrated appliances and a functional utility room
- Three bedrooms and a shower room
- Large well-kept garden that is fully enclosed for privacy and seclusion
- Brick-weave driveway providing off-road parking and a garage for storage options
- Electric car charging point
- Close to local shops, schools, bus routes and healthcare facilities

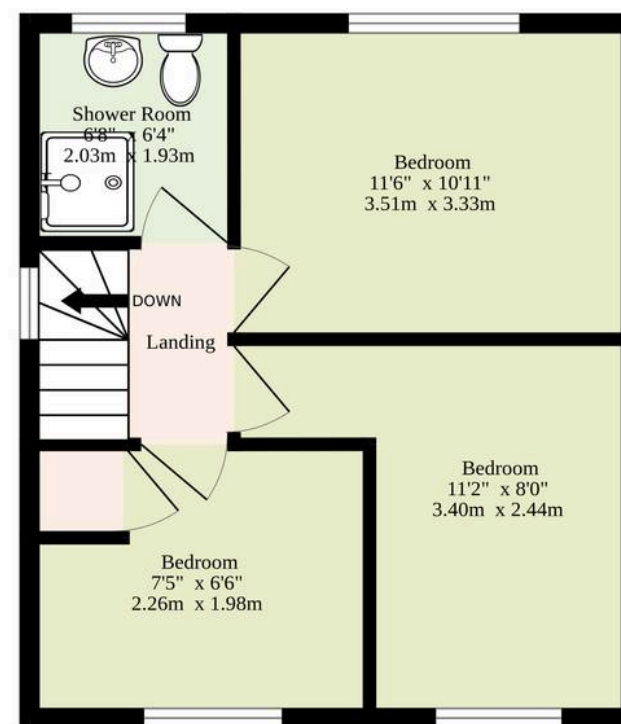




Ground Floor  
558 sq.ft. (51.8 sq.m.) approx.



1st Floor  
328 sq.ft. (30.5 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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