

## 34 Poplar Close, Horsford - NR10 3SE

### £280,000 Freehold

Located in the desirable village of Horsford, this modern, well-presented three-bedroom semi-detached house offers a comfortable and stylish living space. A spacious lounge with a bay window flows into a separate dining room, which leads into a bright conservatory. The contemporary kitchen features sleek white cupboards and ample counter space, with easy access to the outdoors. Upstairs, the master bedroom includes an ensuite, and the other two bedrooms provide flexible space. A modern family bathroom completes the upper floor. This move-in-ready home also benefits from a low-maintenance rear garden with a raised wooden deck area and off-road parking provided by a driveway. Set in a quiet cul-de-sac, the property is conveniently located near local amenities and transport links.



## Location

Poplar Close is tucked away in a quiet cul-de-sac in Horsford, offering a peaceful setting with minimal passing traffic. This popular residential area is well-connected and ideal for those seeking a quieter lifestyle without being far from local amenities. Horsford has a welcoming community feel, with nearby shops, schools, and green spaces, while still providing easy access to Norwich and the surrounding countryside. The village itself offers a range of local conveniences, including a primary school, village hall, convenience stores, and cosy pubs. There are also regular bus services to Norwich, making it a convenient spot for commuters. With scenic walks, woodland areas, and recreational spaces close by, Poplar Close is well suited to families, professionals, and those looking to enjoy a more relaxed pace of life.

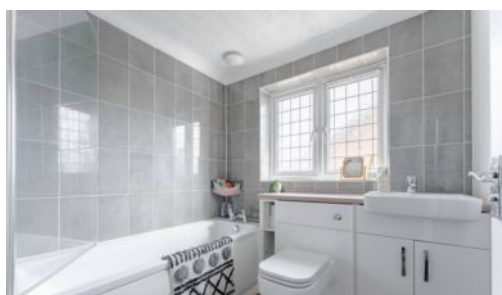
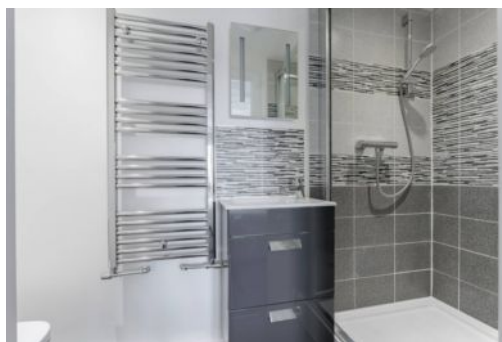


## Agents notes

We understand that this property will be sold freehold, connected to all mains services.

Heating system- Combi Boiler

Council Tax Band- C





## Poplar Close, Horsford

Stepping through the porch, you're welcomed into a bright and spacious lounge with a bay window that allows plenty of natural light to fill the room. It's a warm and comfortable space, perfect for relaxing or catching up with friends.

From the lounge, you move through to the separate dining room, which has ample space for a dining table and chairs. There's a convenient WC in the dining room, adding practicality and ease for guests.

The dining room features French doors that lead into the conservatory – a bright and airy room that extends the living space. The conservatory also has French doors providing easy access to the garden.

A contemporary fitted kitchen offers sleek white cupboards, plenty of counter space, and a stylish tiled backsplash that adds a modern touch. With a door providing easy access to the outdoors, the layout of the home is made even more convenient.

Venturing upstairs, three generously sized bedrooms await, each offering its own unique charm. The master bedroom impresses with an ensuite featuring a shower and stylish fixtures, while the smaller bedroom provides versatile space ideal for a home office or additional accommodation.

Completing the upper level is the modern family bathroom, equipped with a panelled bath with a shower over, elegant tiled walls, and convenient storage underneath.

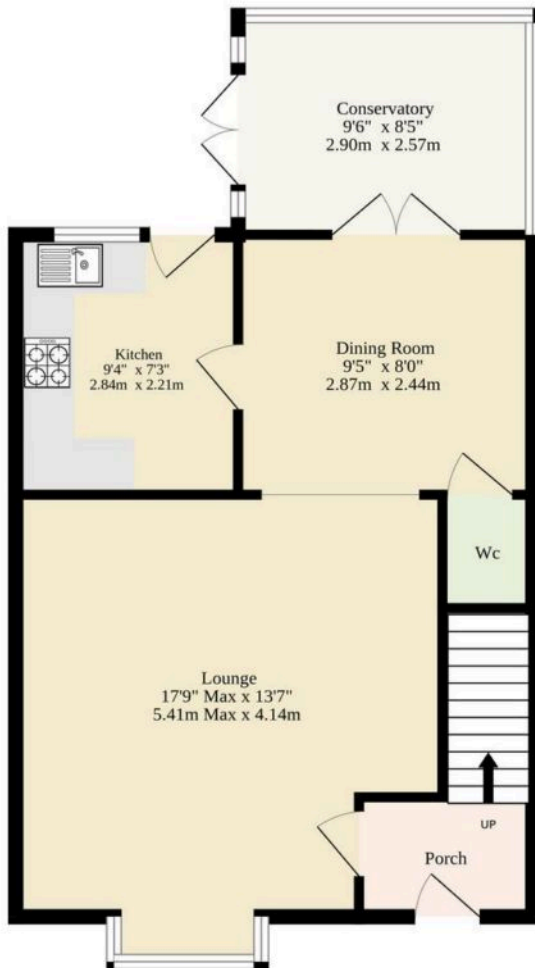
Throughout the property, double glazing ensures comfort and efficiency.

Outside, the low-maintenance enclosed rear garden offers a raised wooden deck area, a paved seating space, and a storage shed for added convenience. A gate provides access to the front of the property, making it easy to move between the front and rear. This outdoor space is ideal for relaxing, entertaining, or enjoying time outdoors with family and friends.

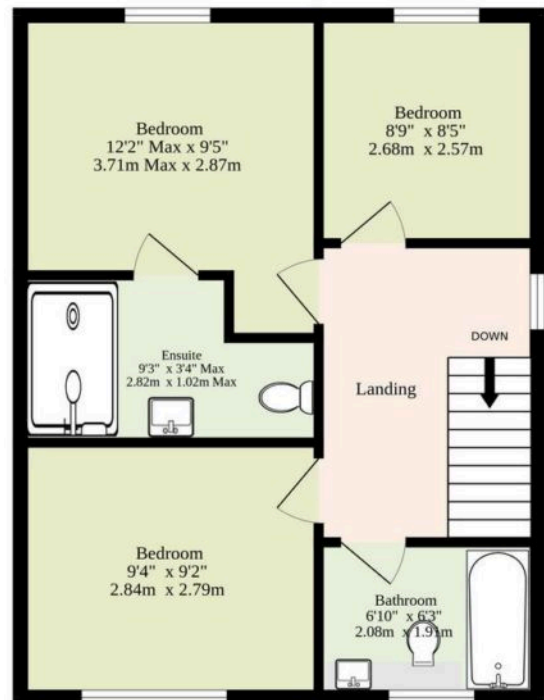
Parking is convenient with off-road parking provided by a driveway.



Ground Floor  
494 sq.ft. (45.9 sq.m.) approx.



1st Floor  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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