



3 Memorial Road, Horsford

In Excess of £400,000

3 Memorial Road

Horsford, Norwich

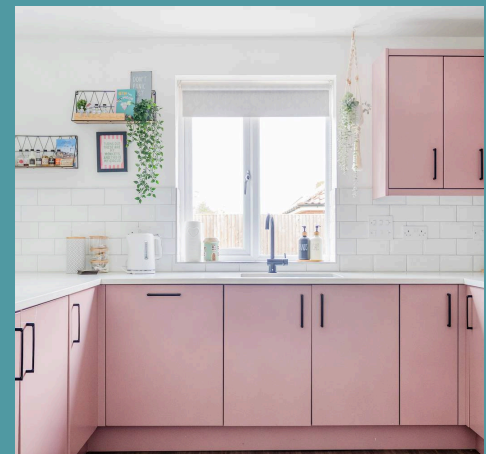
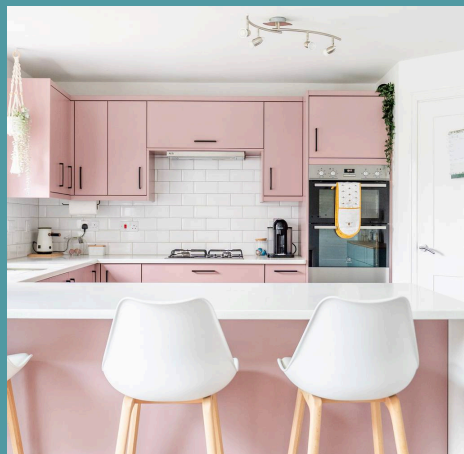
Live in a home that naturally adapts to your lifestyle, whether you're working remotely in the purpose-converted garage office or relaxing in the bright, open garden room. Positioned in the heart of Horsford, you'll find everything from local shops to parks just moments away, making daily outings a breeze. The layout flows from the lounge to the kitchen and dining areas, providing the perfect setting for both entertaining and quiet moments at home. Enjoy the convenience of a private, low-maintenance garden, ideal for everything from summer BBQs on the stylish patio to peaceful afternoons on the artificial turf. With flexible bedroom spaces that cater to family, guests, or home offices, this home truly supports modern living. It offers a lifestyle where style and practicality come together, making everyday life effortlessly enjoyable.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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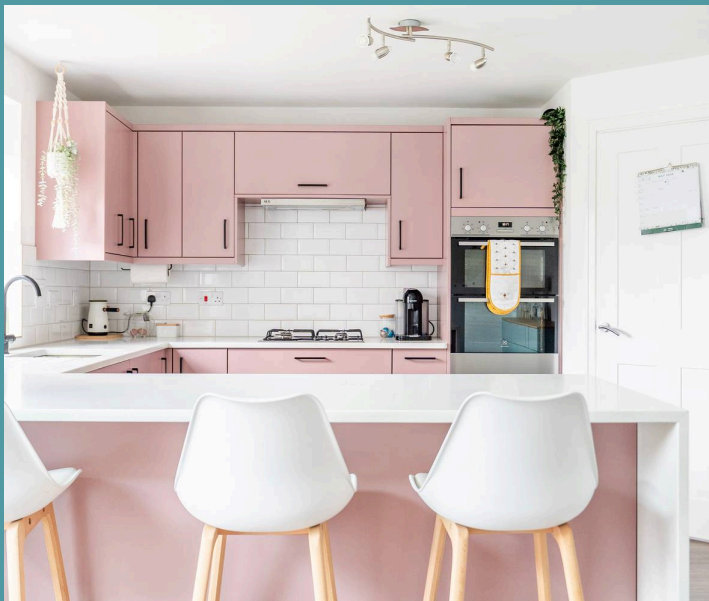
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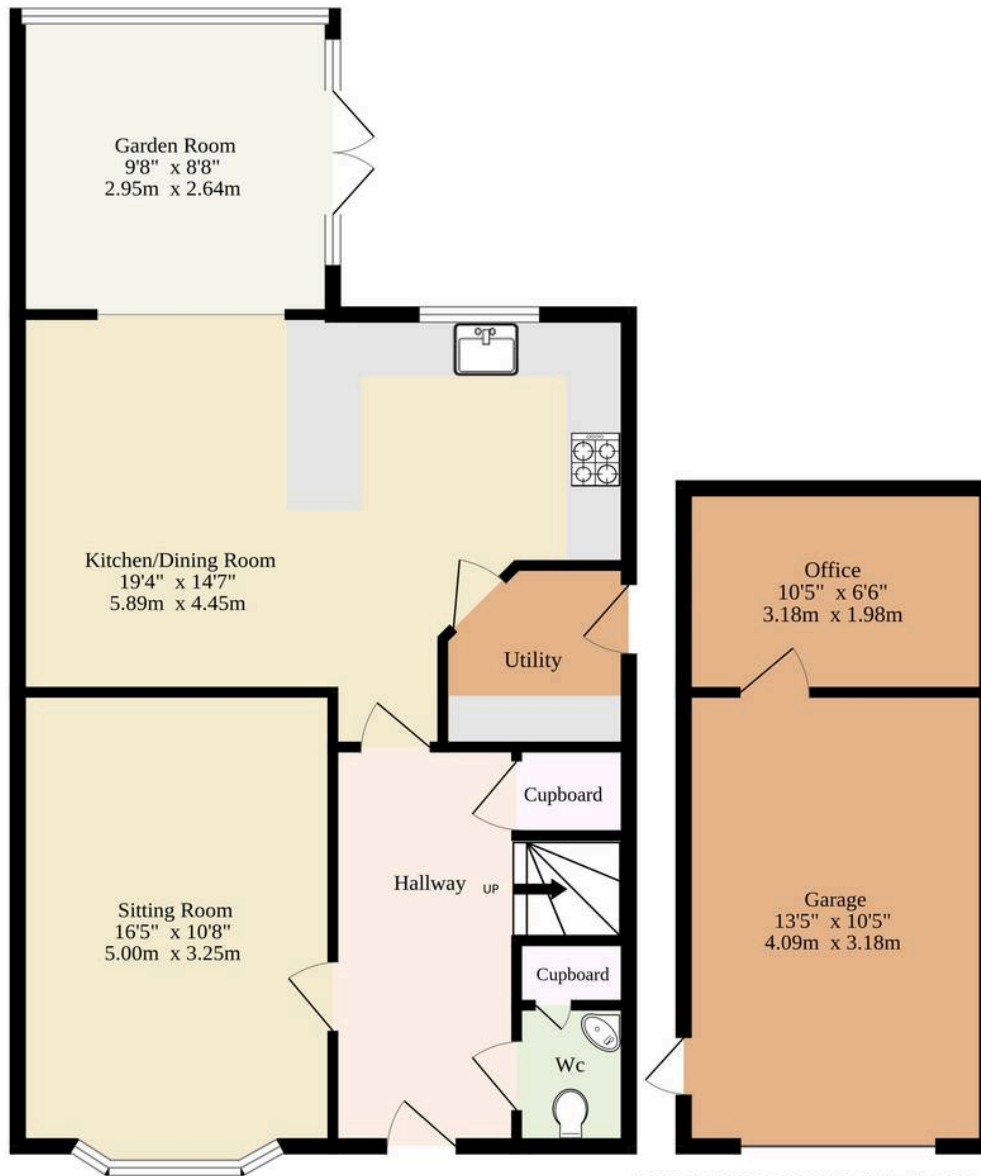
The Location

Perfectly placed in Horsford, Memorial Road enjoys close proximity to the area's leafy forest trails—ideal for daily dog walks, Sunday strolls or weekend bike rides beneath the canopy. For families, local parks are within easy reach, providing great spots for after-school play, while a range of nearby schooling options adds to the everyday convenience of this well-connected village setting.

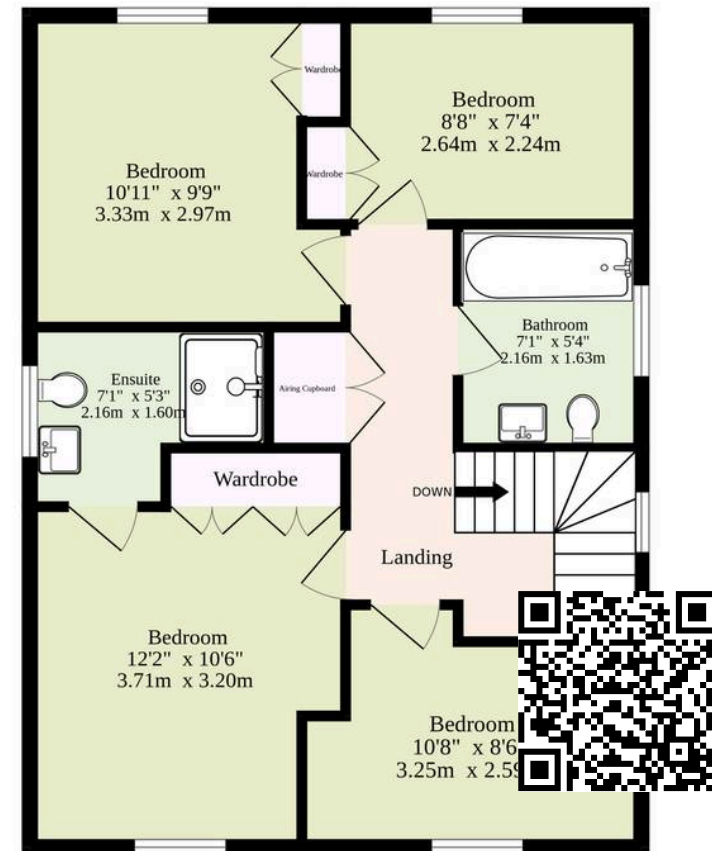
A selection of local amenities makes life on Memorial Road feel effortlessly simple. A short distance leads you to the nearby chip shop or Indian—a go-to for easy dinners and satisfying comfort food. Whether it's a midweek treat or a Friday night staple, it's a favourite among locals



Ground Floor
937 sq.ft. (87.1 sq.m.) approx.



1st Floor
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1537 sq.ft. (142.8 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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