



3 Aldridge Way, Horsford

In Excess of £575,000

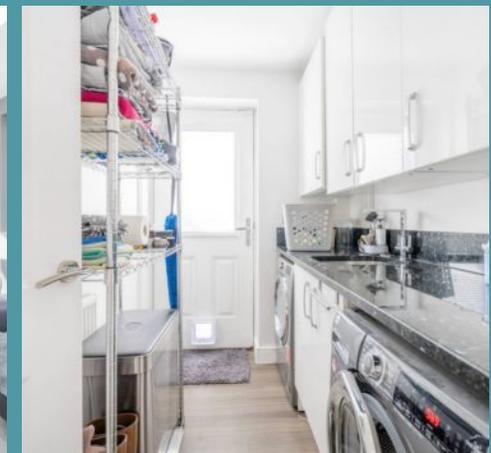
# 3 Aldridge Way

Horsford, Norwich

Built in 2017, is this exquisite detached residence is set within the quaint Norfolk village of Horsford. It stands as a testament to luxury living, perfectly suited to the modern family lifestyle. Showcasing meticulous attention to detail and high-end finishes throughout, with the addition of a brand new kitchen and a stunning orangery. The five bedrooms vary in size, with two private en-suites and a family bathroom. It has an impressive façade, showcasing a brick-weave driveway and a double garage. Whilst the secluded landscaped gardens are complemented by a hot-tub and a sauna, that are available under separate negotiation. Experience all this remarkable home has to offer, within a close-knit community setting.

## Horsford

Aldridge Way is ideally situated in the charming village of Horsford, just a short distance from a variety of local amenities. The village itself offers a peaceful, rural setting while still being conveniently located for easy access to nearby towns and cities. Horsford's local shops, including the Co-op Food store (0.6 miles) and the Post Office (0.5 miles), provide all your daily essentials. For more extensive shopping, the vibrant city of Norwich is just 6 miles away, offering a wide range of retail options, restaurants, and cultural attractions. For outdoor enthusiasts, the beautiful Horsford Common (0.7 miles) is perfect for scenic walks, and the surrounding countryside offers a variety of leisure activities. The property is also well-connected to major road networks, with the A140 and A47 nearby, providing quick access to the broader region.



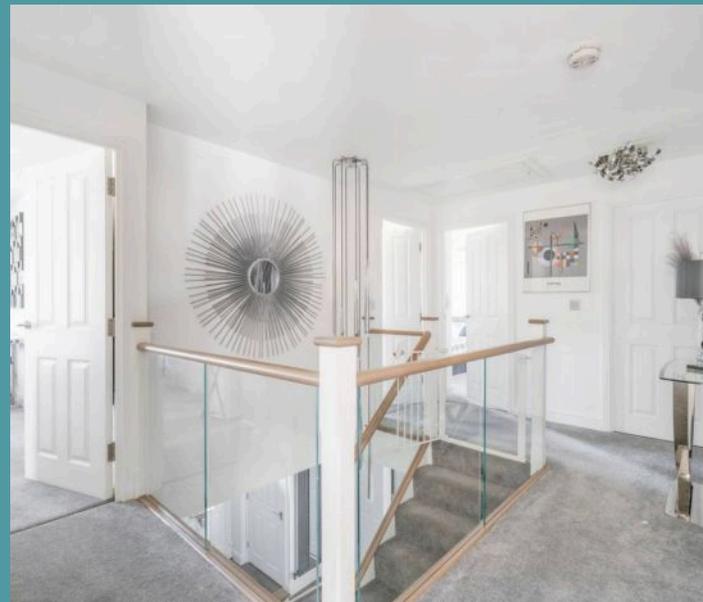


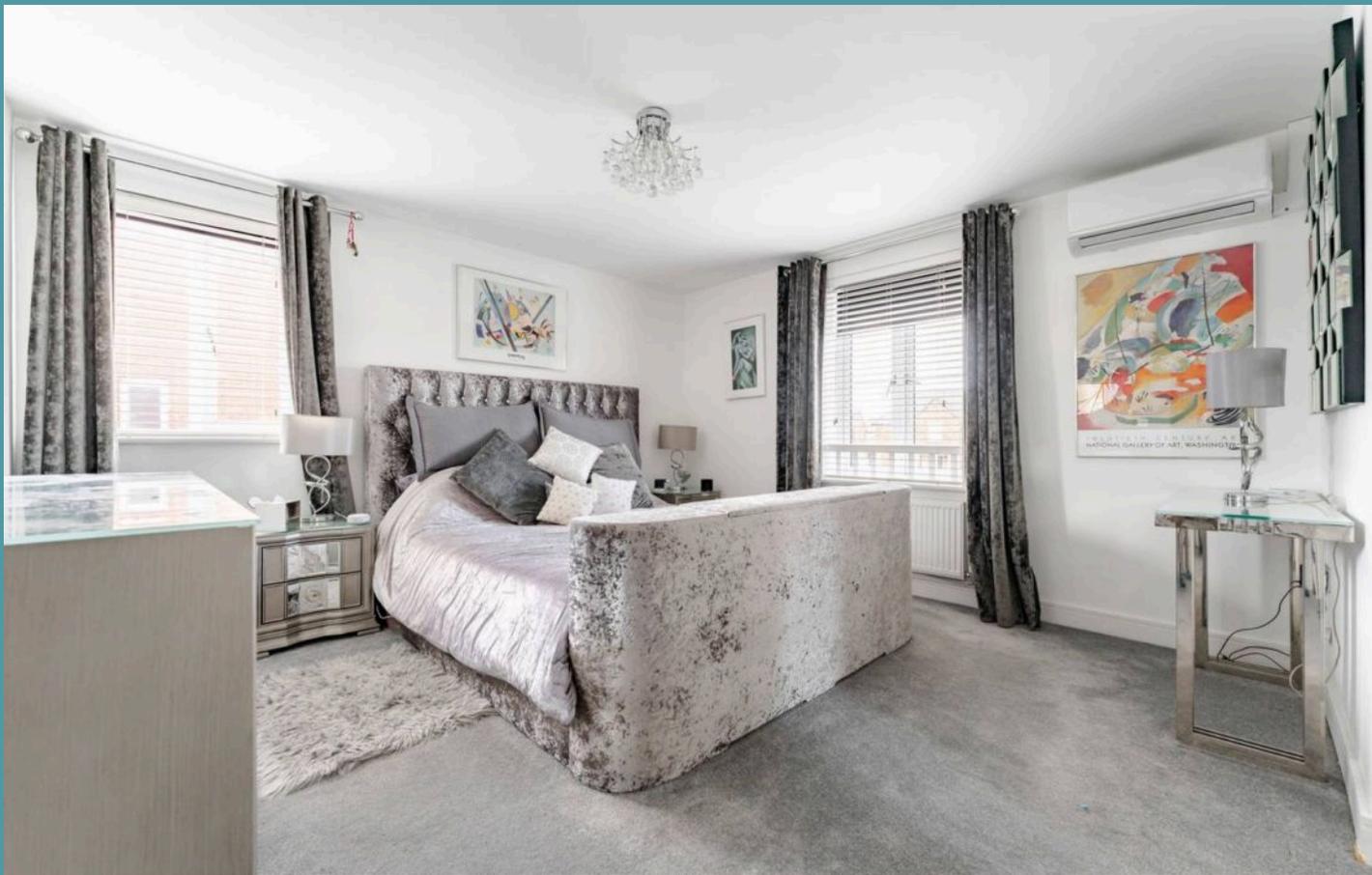
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Upon arrival, you will be greeted by the properties impressive façade, that sets the tone for what lies within. A brick-weave driveway provides off-road parking for up to four vehicles, whilst the double garage offers secure parking or storage options, with the potential to add more by boarding the roof struts. A pathway leads you up to the entrance door, with landscaped grounds either side, where the current owners place there seating arrangements.

Step inside the bright and airy entrance hall, that is complemented nicely by a convenient WC. Immediately capturing your attention is the open-plan reception space, that stands proudly as the heart of the home. The kitchen is equipped with brand-new fixtures and fittings, including Granite worktops, Bosch integrated appliances and a grand central island, to elevate your cooking experience. A functional utility room completes the space, with an optional Hot Point washing machine and tumble dryer, with storage, a Granite worktop and an extractor fan. The kitchen flows into a casual dining area, for enjoying a morning coffee or socialising with friends.





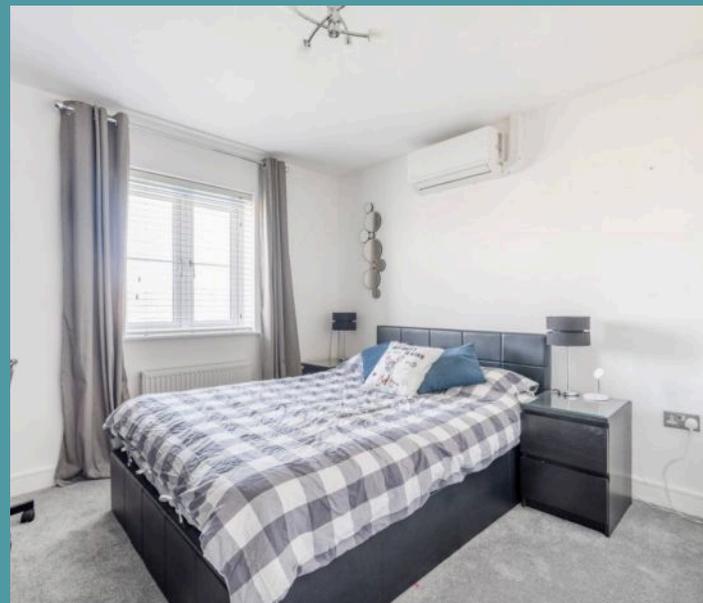
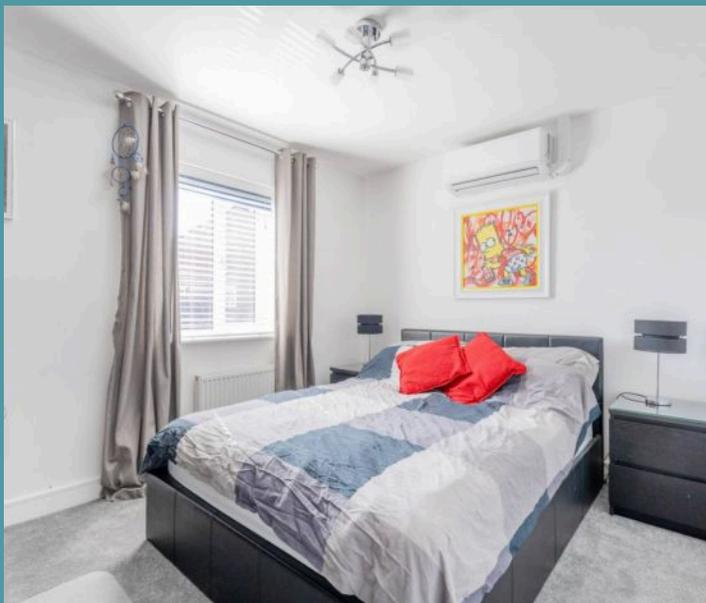
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A highlight of the home is undoubtable the stunning orangery that extends the living space and floods the interior with natural light. The large bi-fold doors provide a seamless transition to the landscaped garden, while the roof lantern adds a touch of grandeur to the room. The sitting room, with its French doors and built-in glazed wall unit, offers a cosy atmosphere for relaxation and entertaining. Positioned at the front of the residence is a versatile dining room, with a large bay window, creating the perfect home office, playroom or additional accommodation.

Ascend to the first floor, where you will encounter five bedrooms that vary in size and has built-in wardrobes, each thoughtfully designed to offer the utmost comfort and privacy. Two bedrooms flaunt private en-suites that add a touch of luxury yet convenience to your daily routines. The remaining bedrooms share a family bathroom, comprising of a modern three piece suite.

This garden is a private, luxurious retreat designed for comfort and relaxation. Featuring composite decking for a stylish seating area, porcelain tiles creates a patio area, and an artificial lawn for easy maintenance, it offers a perfect blend of functionality and beauty. Vibrant planted beds and shrubbery add character, while a hot tub and sauna provide ultimate relaxation (under separate negotiation). A greenhouse nurtures plants year-round and is perfect for garden enthusiasts. With a four-channel outdoor lighting system and electrical sockets strategically





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### Agents notes

We understand that this property is freehold.

Connected to mains water, gas, electricity and drainage.

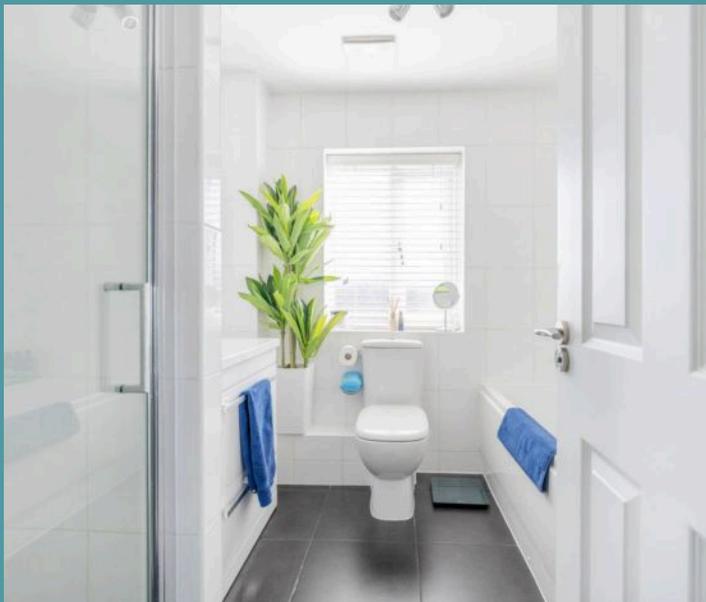
Heating system - Gas central heating with separate thermostats for both floors.

Boarded loft with access ladder.

New high-end radiators and newly fitted carpets.

AC in the open-plan and four bedrooms.

Council tax band: E





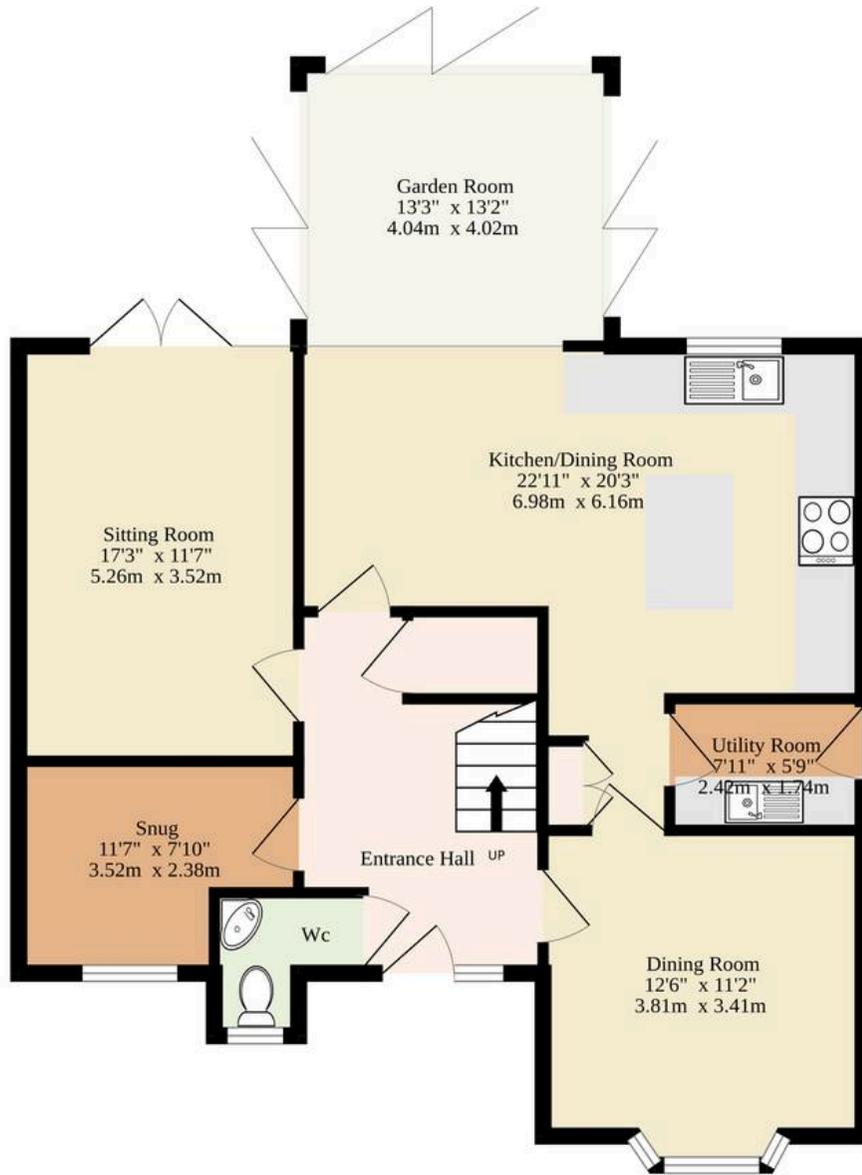
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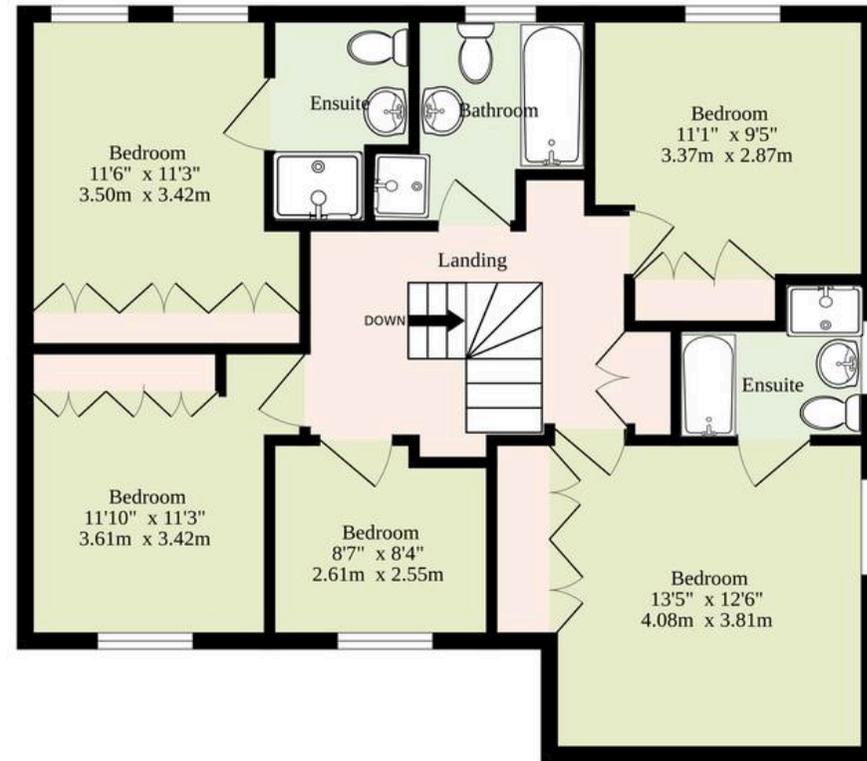
- Exquisite detached residence, constructed in 2017, in the Norfolk village of Horsford
- Brand new kitchen with high-quality fixtures and fittings, including Granite worktops, Bosch integrated appliances, a central island and a functional utility room
- Open-plan layout ensuring a seamless flow between living spaces, with an elegantly designed dining area that encourages intimate family gatherings
- Stunning orangery that extends the living space, flaunting large bi-fold doors that open out to the garden and a roof lantern that fills the room with an abundance of natural light
- Sitting room accentuated by French doors and a built-in glazed wall unit with lighting, as well as a versatile dining room, inviting relaxation and entertaining
- Five bedrooms that vary in size, two private en-suites and a modern family bathroom
- Landscaped gardens including a composite decking, an artificial lawn, Porcelain tiles and full four channel outdoor lighting, with a hottub, sauna and greenhouse under separate negotiation
- Impressive façade with a well-kept garden, a brick-weave driveway providing off-road parking for at least four cars and a double garage with storage options, as well as the potential to add more
- AC installed in the open-plan layout and the four bedrooms, high-end radiators and new carpets that have been recently fitted
- Within easy reach of a village hall, local shops, healthcare facilities, schools and a playing field



**Ground Floor**  
1238 sq.ft. (115.0 sq.m.) approx.



**1st Floor**  
835 sq.ft. (77.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2073 sq.ft. (192.6 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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