



14 Hornbeam Close, Norwich

Offers in Region of £325,000

14 Hornbeam Close

Norwich, Norwich

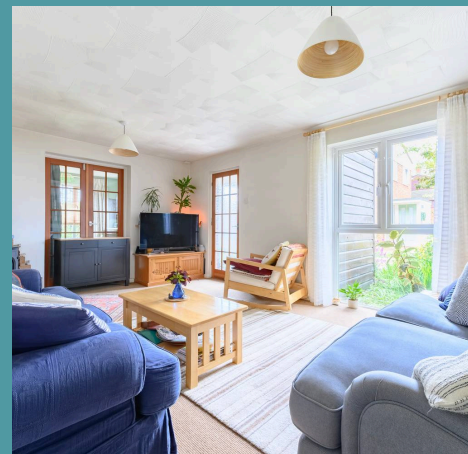
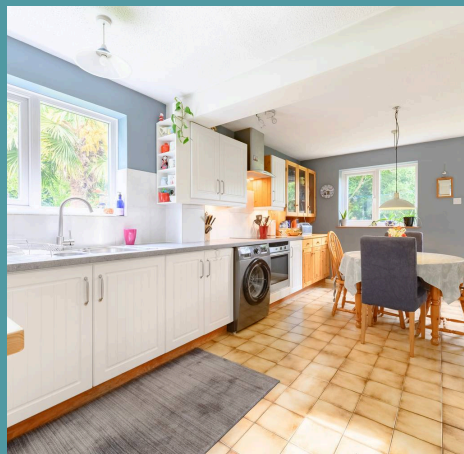
Occupying a quiet and generous corner plot in the ever-popular area of Sprowston, this well-presented five-bedroom semi-detached home backs directly onto mature woodland, offering a superb sense of privacy and space. With the added benefit of no onward chain, it's ideal for families looking for a move-in-ready home in a well-connected setting. The ground floor features three flexible reception rooms and a modern, renovated kitchen/diner at the heart of the home. Upstairs, five well-sized bedrooms are supported by a family bathroom and separate cloakroom, with natural light enhanced by recently updated windows and doors. Outside, the enclosed garden is secure and private, framed by trees under TPO and ideal for children or outdoor relaxation. Ample off-road parking, a garage and access to excellent local schools, shops and transport links complete the appeal.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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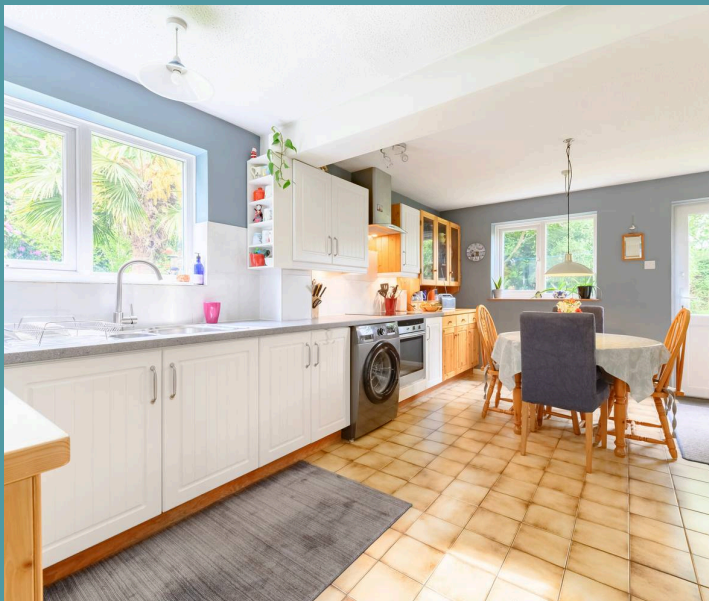
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The Location

The property enjoys a prime position in the ever-popular area of Sprowston, just two miles northeast of Norwich City Centre. This sought-after location combines ease with quick access to the city's vibrant mix of shops, restaurants, historic landmarks and leisure spots — from the charming lanes to Norwich Cathedral, everything is within easy reach. Sprowston continues to grow in popularity thanks to its strong community feel and excellent local amenities.

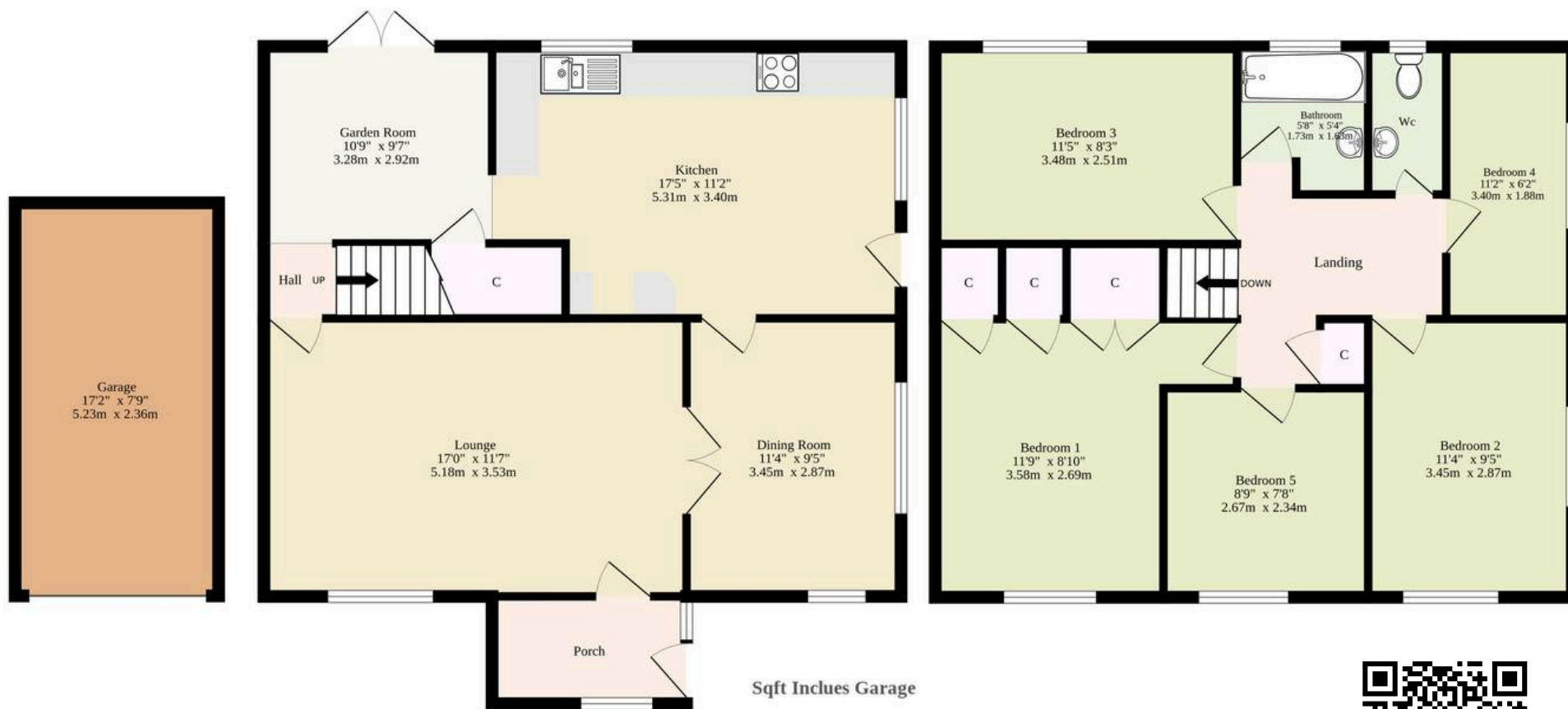
White House Farm is a highlight, offering a popular farm shop, traditional butchery, café, and on-site beauty and hair salons, creating a convenient



Garage
136 sq.ft. (12.6 sq.m.) approx.

Ground Floor
661 sq.ft. (61.4 sq.m.) approx.

1st Floor
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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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