



246a Holt Road, Horsford

Guide Price £425,000 - £450,000



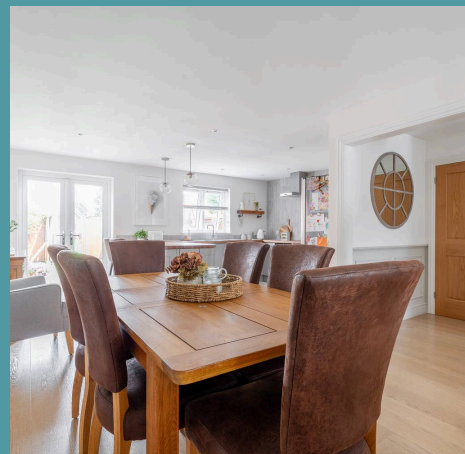
# 246a Holt Road

## Horsford, Norwich

Beautifully presented and generously sized, this striking semi-detached home offers a high standard of finish throughout, with engineered oak flooring, American oak doors, and underfloor heating. The expansive open-plan kitchen, dining, and living area creates a stunning central hub, complete with a stylish fitted kitchen featuring solid ash doors, walnut worktops, copper handles, integrated Neff appliances, and pendant lighting over the breakfast bar. A separate utility room, ground-floor study, or fifth bedroom, and a contemporary guest shower room add further flexibility and practicality. Upstairs, four well-proportioned double bedrooms include a master bedroom with an en-suite, while the family bathroom is fully tiled and finished in a modern style. Outside, the property is non-overlooked with a rear garden that offers a neat lawn and patio, and a large shingled driveway to the front provides off-road parking enclosed by private gates.

### Location

Holt Road in Horsford offers a convenient and appealing setting on the northern edge of Norwich. Well connected by the A140, the area provides easy access to the city centre, Norwich Airport, and surrounding villages. Horsford itself has a strong sense of community, with local shops, a popular primary school, a village hall, and pubs all within reach. There are scenic walking routes nearby, including through the Horsford Woods and open countryside, offering a chance to enjoy the outdoors close to home. Regular bus services link the village to Norwich and beyond, making this a practical and attractive location for families, professionals, and commuters alike.





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Step inside through the front door and into a welcoming hallway, where a useful storage cupboard offers space to keep things tidy and out of sight. The hallway also leads to a versatile room currently set up as a study, but easily adaptable as a fifth bedroom, home office, or snug depending on your needs.

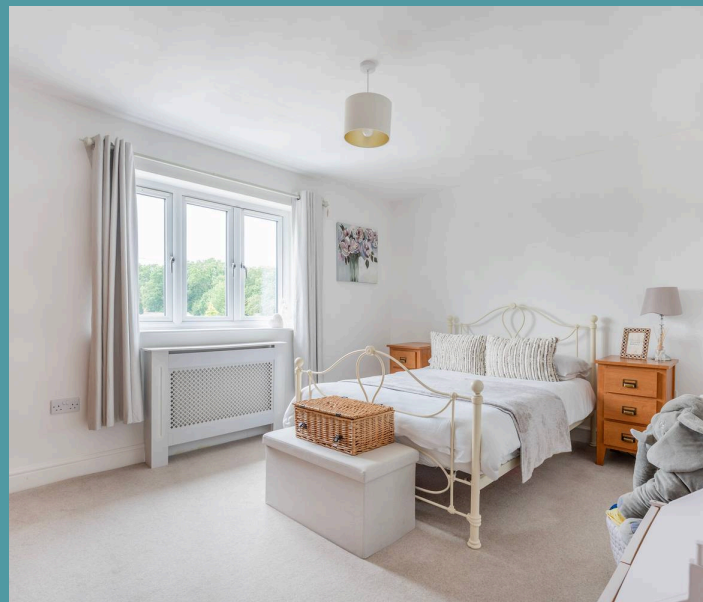
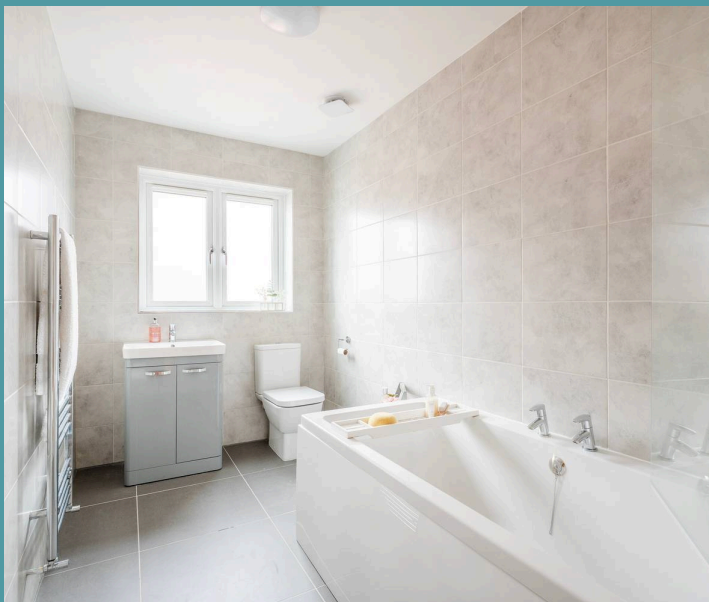
A sleek ground-floor shower room provides convenience for guests, featuring a glass shower cubicle, modern fittings, and stylish tiled walls that give it a high-end finish.

From here, move into the heart of the home – an expansive open plan living space that’s been thoughtfully designed for both everyday comfort and entertaining. The lounge area feels bright and open, with generous proportions, natural light spilling through the windows, and French doors leading out to the garden. There’s ample room for a full-sized dining area, creating a sociable flow between cooking, eating, and relaxing.

The kitchen is a standout feature, combining solid ash doors, copper handles, and walnut worktops with a full suite of integrated Neff appliances. Pendant lighting over the breakfast bar adds a touch of contemporary style and provides a perfect spot for casual meals or morning coffee. Off the kitchen, a separate utility room offers matching units, plumbing for a washing machine, and direct access to the outside, a practical addition that keeps laundry and household tasks neatly tucked away.

Engineered oak flooring runs throughout the ground floor, complemented by American oak internal doors, adding warmth and cohesion to the space.

- Guide Price: £425,000 – £450,000
- Beautifully presented and generously sized semi-detached house





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Head upstairs to discover four generously sized double bedrooms, each one filled with natural light and laid with soft carpet underfoot. The master bedroom enjoys its own en suite shower room, beautifully finished with a tiled floor and stylish feature tiling in the shower area. A separate family bathroom serves the remaining bedrooms and mirrors the quality found throughout the home, with full tiling, a panelled bath and overhead shower. The property also benefits from triple glazing and underfloor heating throughout, enhancing both comfort and energy efficiency. Additionally, there is a boarded loft with a built-in loft ladder, providing useful extra storage space.

Outside, the rear garden is enclosed and designed for low-maintenance enjoyment, featuring a neat lawn and a paved patio area that provides the perfect setting for relaxing or entertaining in the warmer months. The patio enjoys a non-overlooked position, offering a private and peaceful space for outdoor seating or dining.

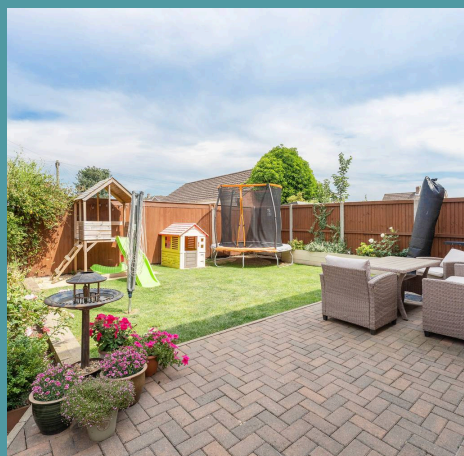
To the front, a wide shingled driveway offers ample off-road parking and is enclosed by private gates, adding both a sense of security and strong kerb appeal.

### Agents notes

We understand that the property will be sold freehold, connected to all main services.

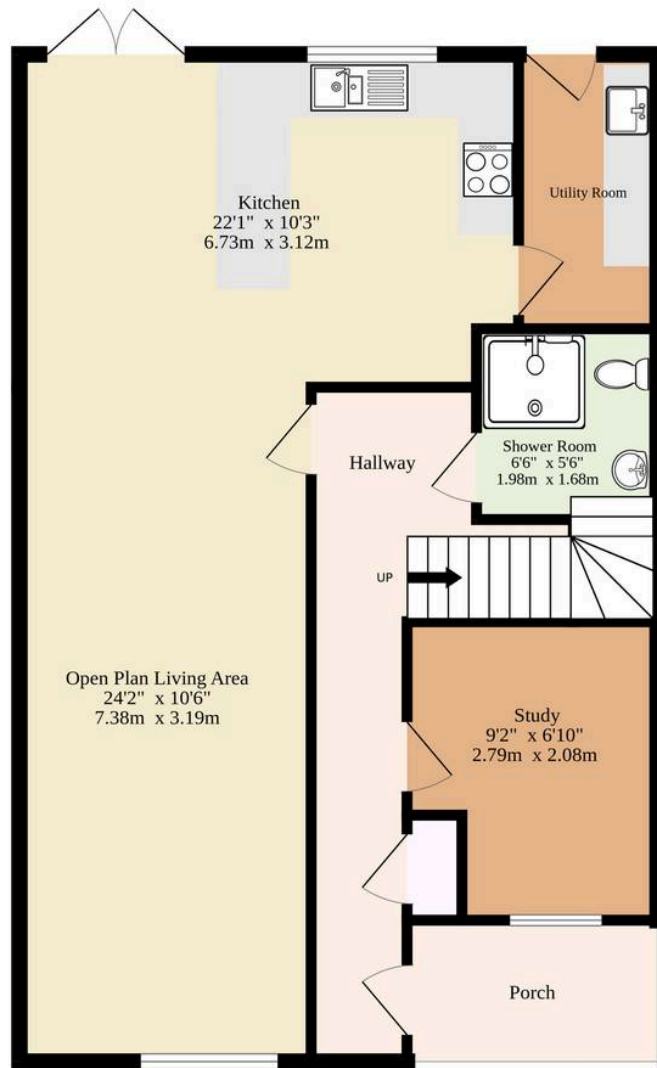
Heating System- Gas Central Heating

Council Tax Band- D

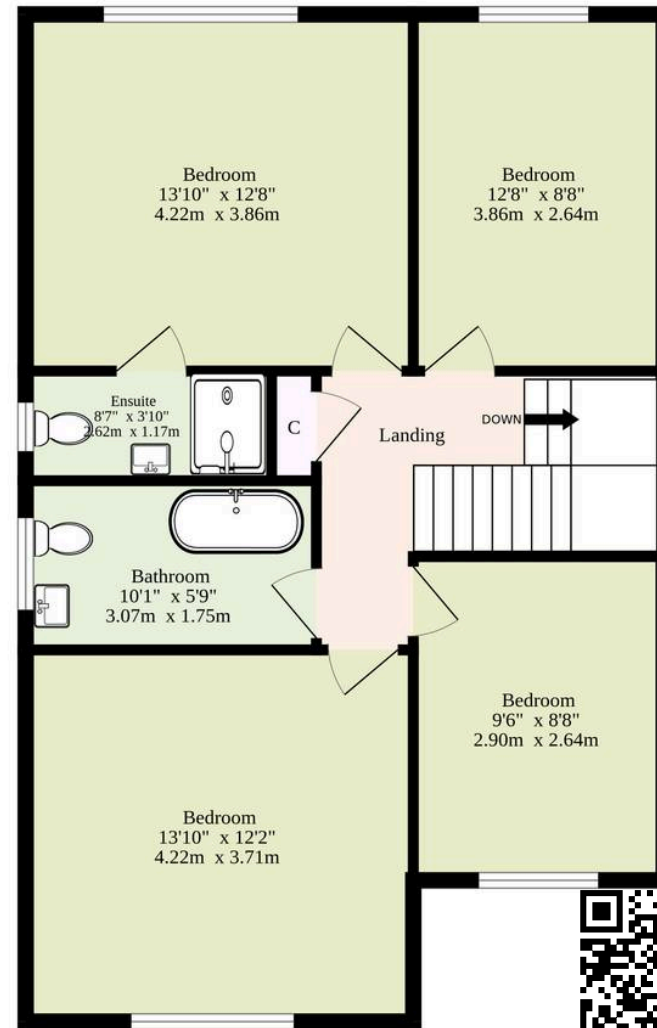




Ground Floor  
735 sq.ft. (68.3 sq.m.) approx.



1st Floor  
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1473 sq.ft. (136.8 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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