



74 Flag Cutters Way

Horsford, Norwich, NR10 3FZ



Minors & Brady

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Horsford, Norwich

Fall in love with modern living in this stunning 2021-built David Wilson home, perfectly placed in the sought-after village of Horsford. This stylish three-bedroom semi-detached property blends sleek design with everyday comfort, offering bright, beautifully finished interiors throughout.

The Location

Perfectly placed in Horsford, Flag Cutters Way 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 at Flag Cutters Way feel effortlessly simple. Within the village you'll find a Co-op and post office for everyday essentials, while nearby Taverham offers a Tesco store and a Lidl, and Hellesdon provides additional shops and services, ensuring everything you need is close at hand. For locals and visitors alike, the much-loved Dog pub is just around the corner, offering a warm welcome (with dogs very much included!).

Adding to the location's everyday appeal is its seamless access to the Northern Distributor Road (NDR). This handy connection makes commuting or day-tripping to nearby villages and towns refreshingly straightforward, while frequent bus routes provide easy access to Norwich, a vibrant and historic city filled with excellent shopping, cultural attractions, dining, and entertainment.



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Built in 2021 by the highly regarded David Wilson Homes, this beautifully presented three-bedroom semi-detached property combines contemporary design with a warm, homely feel. Set within a popular development in Horsford, the home offers an ideal balance of comfort, practicality and style, perfect for modern family living or professionals seeking space and convenience close to Norwich.

From the moment you step inside, the sense of light and space is immediately apparent. The inviting hallway leads into a bright, well-proportioned living room, a welcoming space for relaxing or entertaining. To the rear, the impressive kitchen and dining area form the heart of the home, boasting sleek modern units, quality fittings and French doors that open directly onto the garden, seamlessly blending indoor and outdoor living.

Upstairs, the accommodation continues to impress...

The principal bedroom benefits from its own en-suite shower room, while two further bedrooms provide versatility, ideal for children, guests or a dedicated home office. A stylish family bathroom completes the first floor, fitted with a modern white suite.



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Outside, the generous rear garden offers a fantastic space for both play and entertaining. The combination of a well-kept lawn, raised decked area and attractive timber pergola creates the perfect setting for summer barbecues or evening drinks. To the side of the property, there's a private driveway providing two allocated parking spaces.

Finished to a high standard throughout, this property also features gas central heating and double glazing for year-round comfort. Situated in the thriving village of Horsford, residents enjoy easy access to local amenities, schools, countryside walks and excellent road links into Norwich city centre.

Stylish, spacious and ready to move straight into — this is a truly impressive home that ticks every box.

Agents Note

Sold Freehold

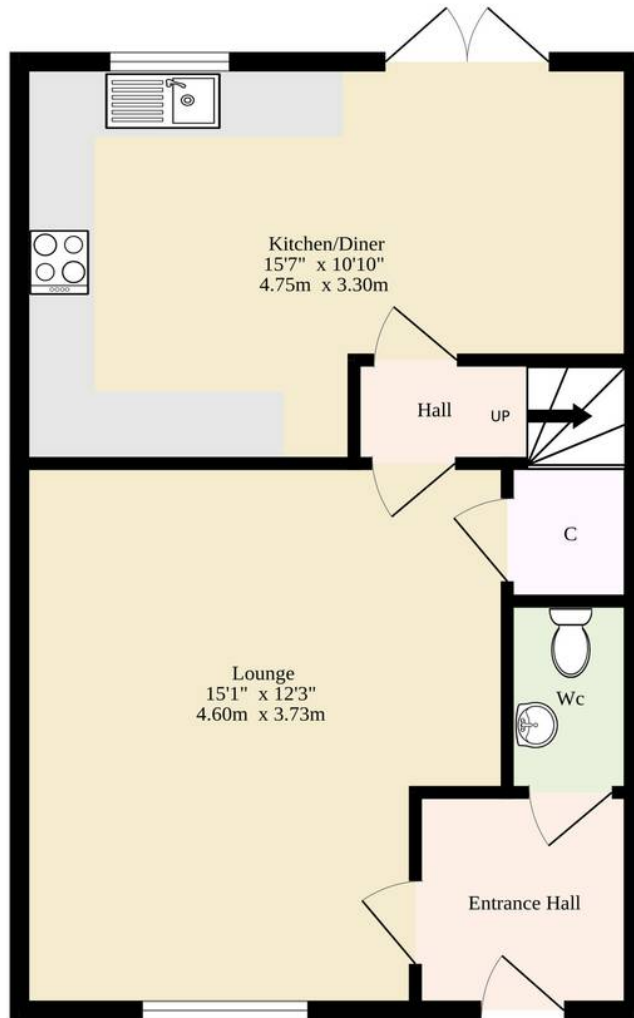
Connected to all mains services.

Maintenance £200 paid annually

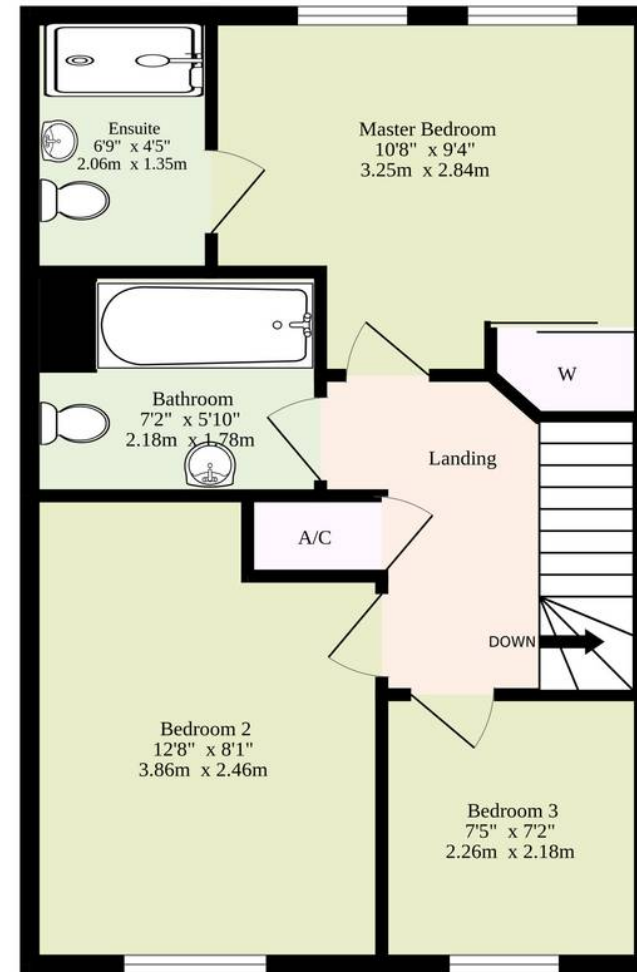


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Ground Floor
407 sq.ft. (37.8 sq.m.) approx.



1st Floor
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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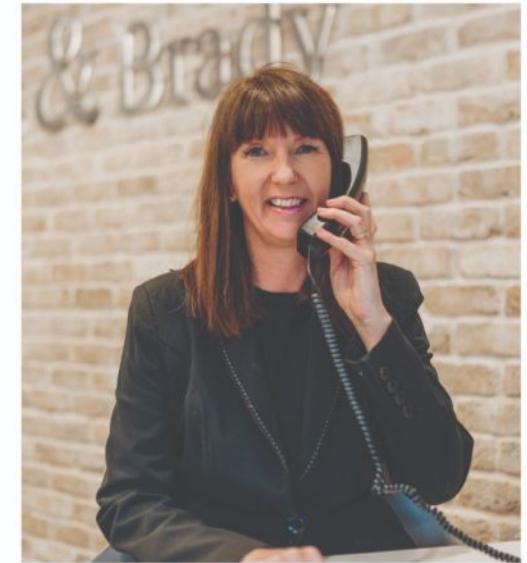
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