



17 Ashwood Drive, Horsford

Norwich



£425,000  
Minors & Brady

# 17 Ashwood Drive

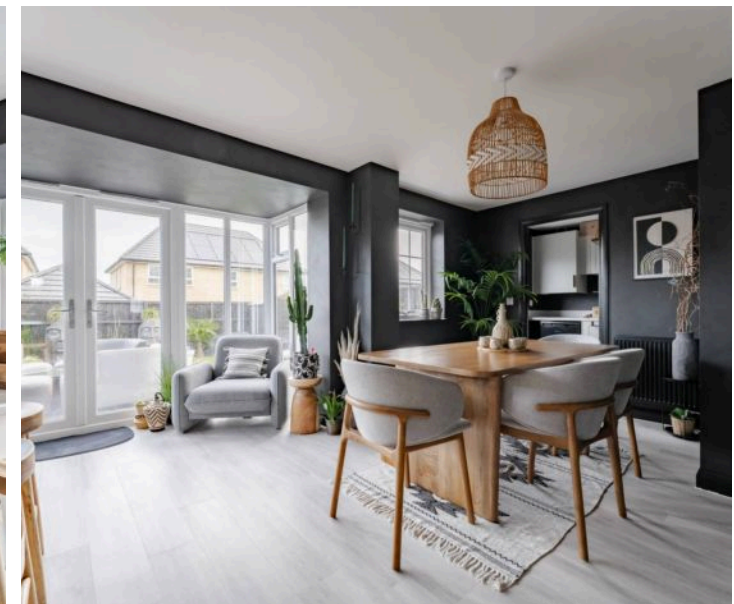
Horsford, Norwich

Positioned within a well-established residential area of Horsford, this detached home offers generous internal accommodation arranged over two floors, complemented by a private rear garden and an integral garage. The property is finished in a modern, neutral style throughout and combines open-plan living with clearly defined rooms, making it well suited to family life. Practical features such as integrated kitchen appliances, a utility room, ground-floor WC, boarded loft space and ample storage enhance everyday usability. With a nearby park and a balanced mix of indoor and outdoor space, the home presents a comfortable long-term family home.

## Location

Horsford is a well-established village located to the north of Norwich, offering a practical balance between suburban living and access to open green spaces. The village provides a range of everyday amenities including local shops, schooling, and public houses, supporting day-to-day needs without the requirement for regular travel into the city. A nearby park and surrounding green spaces contribute to the area's appeal, offering accessible outdoor space for walking and recreation.

Transport links from Horsford are well placed, with regular bus services providing connections into Norwich city centre, with its mainline railway station, shopping facilities and cultural attractions. Road access around the city and towards the Norfolk coast support commuting and wider travel. The village layout and services make Horsford a popular choice for families and commuters alike.



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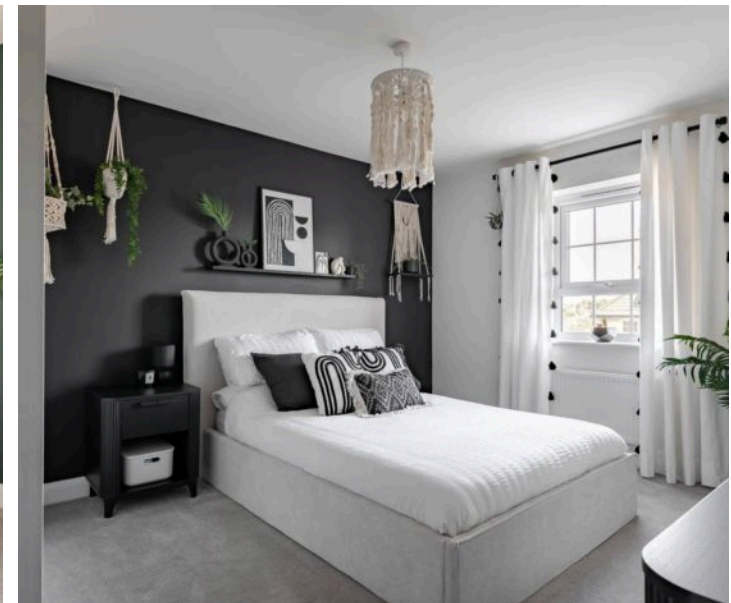
Horsford, Norwich

## Ashwood Drive, Horsford

Upon entry, the property opens into a welcoming entrance area that leads directly into the principal ground-floor rooms. The lounge is well proportioned, providing a comfortable setting for everyday living and relaxation. Its shape allows for a full range of seating and media furniture without feeling crowded, while natural light supports a bright and inviting atmosphere.

To the rear of the property, the open-plan kitchen and dining area forms a central hub for family life. The kitchen is fitted with an integrated oven and hob, alongside ample worktop space and room for freestanding appliances. A breakfast bar adds a casual dining option, complementing the larger dining area which comfortably accommodates a family table. This space lends itself well to both everyday meals and more sociable occasions, with good flow and natural light enhancing its usability.

Adjoining the kitchen, the utility room provides valuable additional space for laundry and household tasks, with under-counter appliance provision keeping the main kitchen area uncluttered. A ground-floor WC is positioned conveniently nearby, offering practicality for busy households and visiting guests.



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Horsford, Norwich

The first floor offers four well-proportioned bedrooms, providing flexibility for family living, guests or home working. The main bedroom benefits from its own en-suite shower room, offering a private and practical addition. The remaining bedrooms are all of comfortable size, each accommodating standard bedroom furniture without compromise. A family bathroom serves the upper floor, fitted with a bath and arranged to meet everyday needs. Storage is sensibly incorporated throughout, supporting efficient use of space.

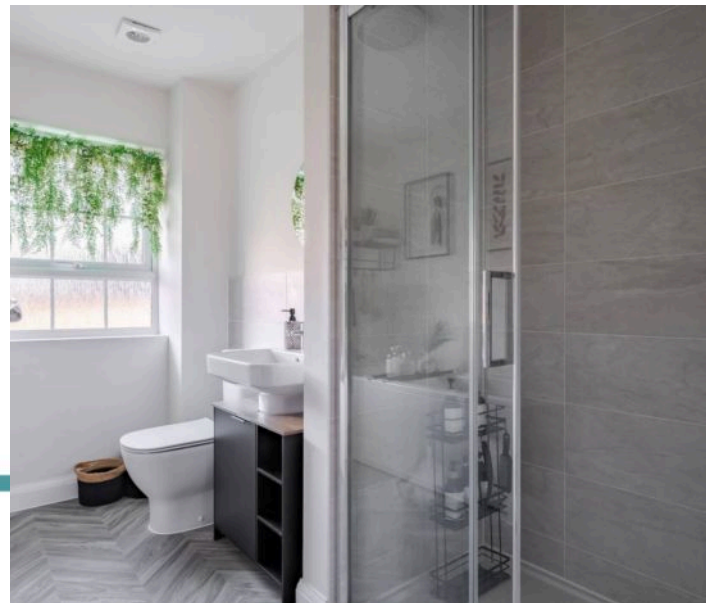
Externally, the rear garden is spacious and enclosed, offering a secure and private setting for outdoor use. Laid mainly to lawn with a tiled seating area, it provides space for outdoor dining, relaxation or play. The garden is well sized without being overly demanding to maintain, suiting a range of lifestyles. An integral garage provides secure parking or useful storage, further enhancing the practicality of the home.

## Agents Note

Freehold

Council Tax Band E

Connected to mains water, gas, drainage and electricity.

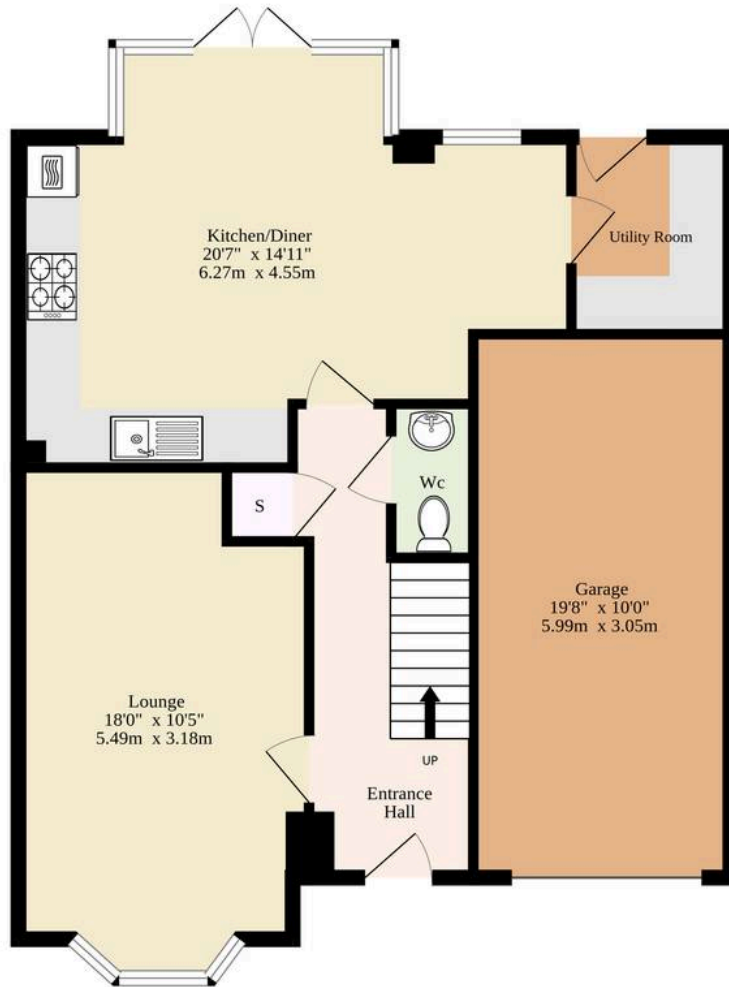


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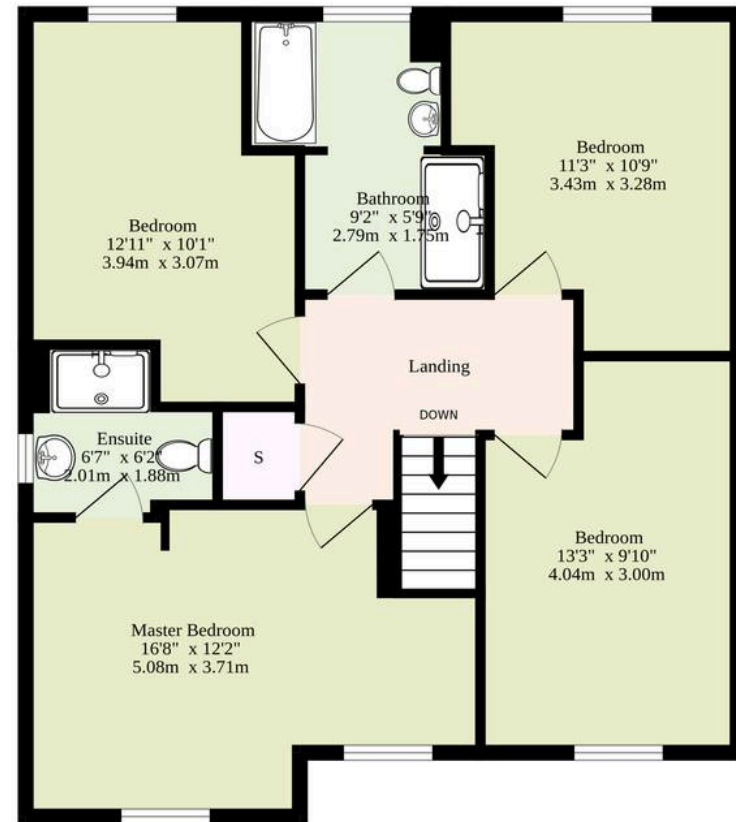


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**Ground Floor**  
836 sq.ft. (77.7 sq.m.) approx.



**1st Floor**  
746 sq.ft. (69.3 sq.m.) approx.



Sqft Includes Garage

**TOTAL FLOOR AREA : 1583sq.ft. (147.1 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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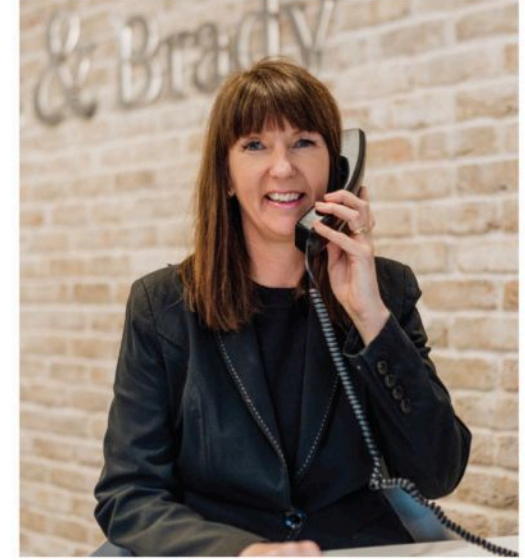
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