



5 Church View, Horsford

Norwich



Minors & Brady

Quietly tucked away in one of Horsford's most well-regarded settings, this impressive three-bedroom detached bungalow offers a wonderful sense of ease, space and outlook. Just five years old and still within its new-build warranty, the home is immaculately presented and ready to move straight into. Three generous double bedrooms include a master with en-suite shower room, complemented by a contemporary main bathroom and the added luxury of underfloor heating throughout. The bright kitchen diner features integrated appliances and plenty of room for a dining table, making it a natural hub for everyday life. A spacious sitting room sits at the heart of the home, with French doors opening onto the rear garden. Beyond, open field views across protected land provide a peaceful, unspoilt backdrop. A large driveway, electric garage, generous garden and strong kerb appeal complete this standout single-storey home.

- Three-bedroom detached bungalow in the well-regarded village of Horsford
- Just five years old and still benefiting from the remainder of its new-build warranty
- Beautifully presented throughout and completely move-in ready
- Three generous double bedrooms, including a master with en-suite shower room
- Underfloor heating throughout the property
- Bright, modern kitchen diner with integrated appliances and space for a dining table
- Spacious sitting room with French doors opening onto the rear garden
- Large driveway providing ample off-road parking and garage with electric door
- Excellent kerb appeal and an ideal swap to single-storey living in a great area
- Open field views to the rear across protected, non-buildable land





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5 Church View

The Location

Perfectly placed in Horsford, Church View 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 Church View 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!), while a highly regarded Indian restaurant is also within walking distance and popular for both dining in and takeaway nights at home.

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.

The Northern Distributor Road (NDR) also offers quick routes out towards the Norfolk Broads, perfect for boating and waterside days out—as well as the unspoilt North Norfolk coastline, renowned for its sandy beaches, wildlife, and charming coastal towns.



5 Church View

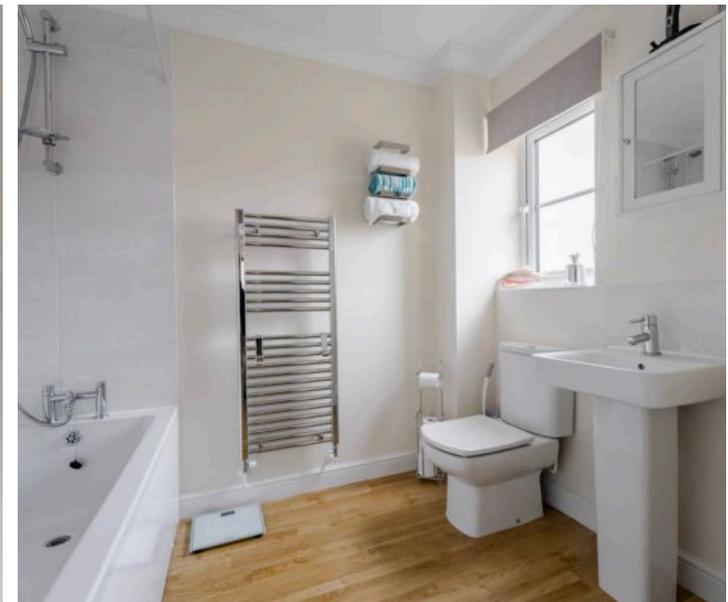
Horsford, Norwich

Church View, Horsford

Set within the well-regarded village of Horsford, this beautifully presented three-bedroom detached bungalow offers an exceptional opportunity to enjoy effortless single-storey living in a highly desirable area. Built just five years ago and still benefiting from the remainder of its new-build warranty, the property is truly move-in ready, combining modern comfort with timeless appeal and excellent kerb presence.

Inside, the accommodation is thoughtfully arranged and finished to a high standard throughout. There are three generous double bedrooms, including a superb master suite complete with its own en-suite shower room. The main bathroom is equally well appointed, featuring a modern suite with a bath, perfect for relaxing at the end of the day. Underfloor heating runs throughout the bungalow, creating a comfortable feel all year round.

At the heart of the home is a stylish and contemporary kitchen diner, fitted with bright cabinetry, integrated appliances and ample space for a dining table, making it ideal for both everyday living and entertaining. The large sitting room provides a welcoming space to unwind, with French doors opening directly onto the garden and allowing natural light to pour in while seamlessly connecting indoor and outdoor living.



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To the rear, the property enjoys lovely open field views across land that cannot be built on, offering peace, privacy and a sense of space that is increasingly hard to find. The garden itself is a fantastic size, beautifully maintained and clearly cared for, with a smart combination of gravelled and lawned areas.

It is well enclosed, perfect for enjoying the outdoors, and benefits from convenient side access leading directly into the garage.

Externally, the bungalow continues to impress with a large driveway providing ample off-road parking and a substantial garage fitted with an electric door. Altogether, this is a home that effortlessly blends practicality, comfort and location, a perfect swap to single-storey living in a great area, ready for its next owners to simply move in and enjoy.

Agents Note

Sold Freehold

Circa £145 maintenance charge, paid annually

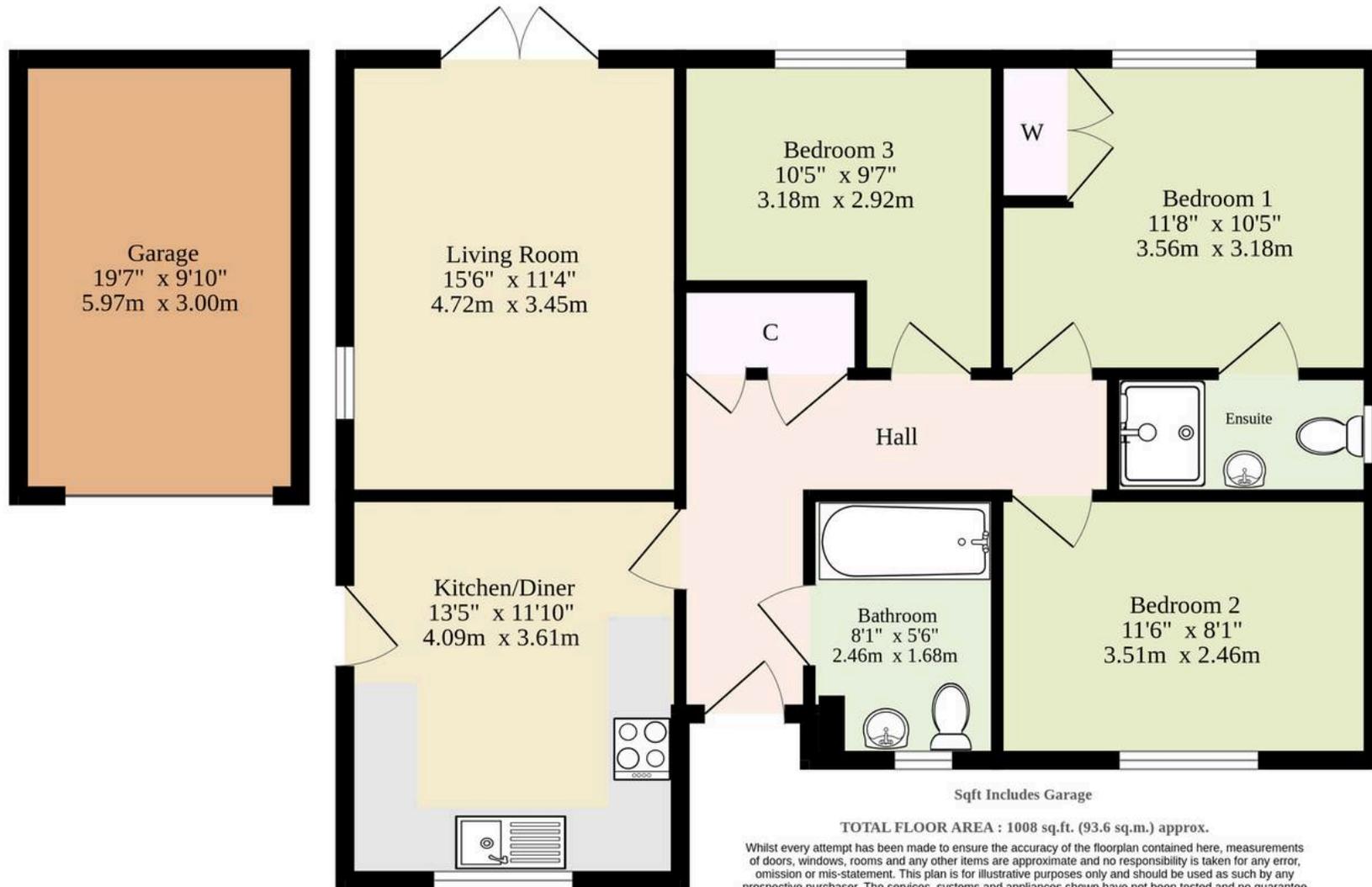
Connected to Gas CH



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Ground Floor

1008 sq.ft. (93.6 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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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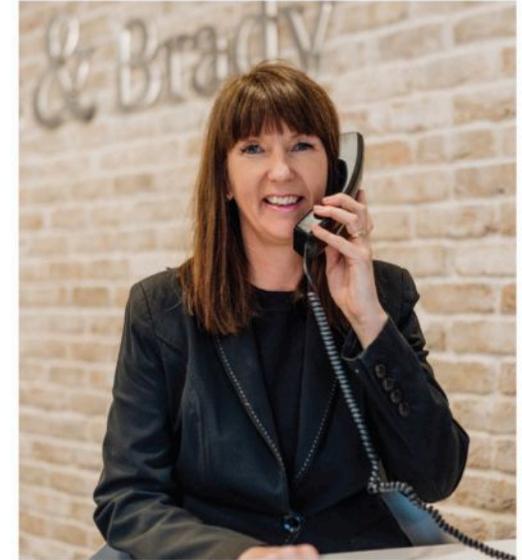
Dreaming of this home? Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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