



10 Thistledown Road, Horsford  
Norwich

Minors & Brady



# 10 Thistledown Road

Horsford, Norwich

Set within the welcoming Norfolk village of Horsford, this detached home is thoughtfully suited to family life, where space, light and flexibility come together with ease.

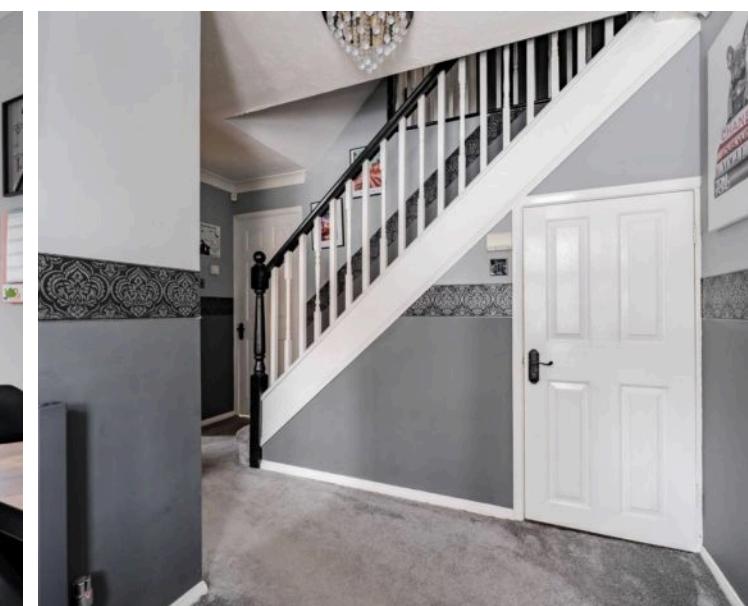
Mornings are made simpler with generous living areas and a sociable kitchen at the heart of the home, while afternoons and evenings offer room to spread out, come together or enjoy a quieter moment. Outside, the private garden creates a relaxed setting for children to play and adults to unwind, and the adaptable layout allows the house to evolve naturally as family needs change. Presented in turn-key condition and surrounded by a strong village community with convenient access to Norwich, this is a home that supports both everyday routines and the moments that matter most.

## Agents Note

Freehold

Connected to all mains services.

All windows were recently replaced.



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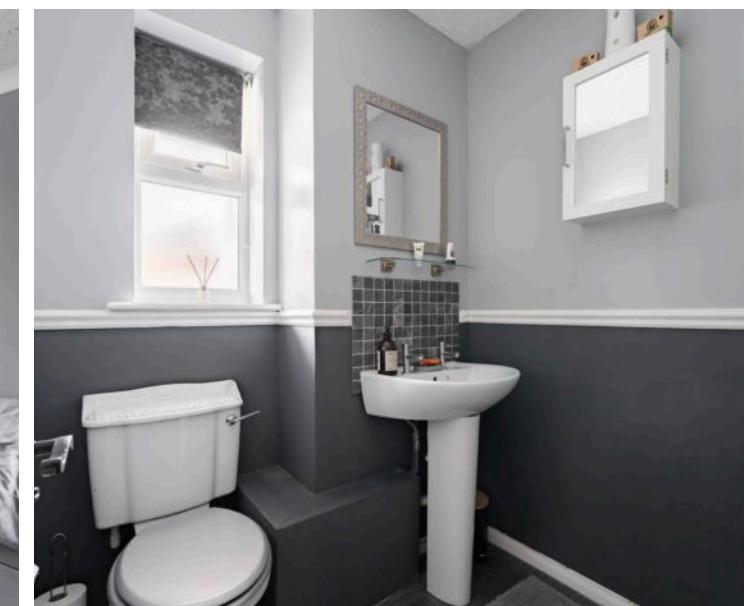
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# 10 Thistledown Road

Horsford, Norwich

- Motivated vendors!
- Detached residence proudly positioned on a corner plot, within the beautiful Norfolk village of Horsford
- Turn-key condition showcasing stylish, spacious and flexible accommodation that can easily adapt to your families own preferences and style
- Maintained front garden for kerb appeal, beside a large driveway providing off-road parking for multiple vehicles and a detached double garage with electric doors
- Kitchen/breakfast room equipped with black cabinetry, a double integrated oven, a gas hob, two sinks/drainers, under-counter areas for appliances and a breakfast bar unit
- Open-plan living/dining room filled with an abundance of natural light, with internal doors opening into a conservatory, creating an effortless flow for relaxation and entertaining
- Flexible ground-floor bedroom that has the option to be a home office, a formal dining room, a cosy snug or a playroom for children
- Four first-floor bedrooms, three doubles with built-in wardrobes and a master bedroom benefiting from a dressing room and a private en-suite
- A large, private garden featuring a patio, a raised terrace for seating arrangements, a maintained lawn and shrubbery
- All windows were recently replaced



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Horsford, Norwich

## Location

Thistledown Road is located in the welcoming village of Horsford, around 6 miles north of Norwich city centre, providing a peaceful residential setting with easy access to city amenities. The road is surrounded by open spaces, including village greens, nearby playing fields, and woodland areas, offering plenty of opportunities for children to play and families to enjoy walks or cycling. Horsford has a small but well-serviced village centre with a Co-op convenience store, post office, a bakery, hair and beauty salons, and a local pub, as well as a community hall that hosts regular clubs, classes, and events suitable for all ages.

Families are well catered for: the village is home to Horsford Primary School, and secondary schools such as Taverham High School and Hellesdon High School are accessible by car or bus. There are also nearby pre-schools and nurseries, giving young families convenient childcare options. Recreational facilities include local football pitches, playgrounds, and allotments, while community groups and clubs, from Scouts and Guides to toddler groups, help children and parents stay engaged.

Transport links are practical and family-friendly, with regular bus services to Norwich city centre, where further schools, shopping, and leisure facilities are available, and easy road access via the B1149 and Broadland Northway (A1270). Living on Thistledown Road combines the quiet, green appeal of village life with real convenience for families, offering a safe environment for children, accessible amenities, and a strong sense of local community.



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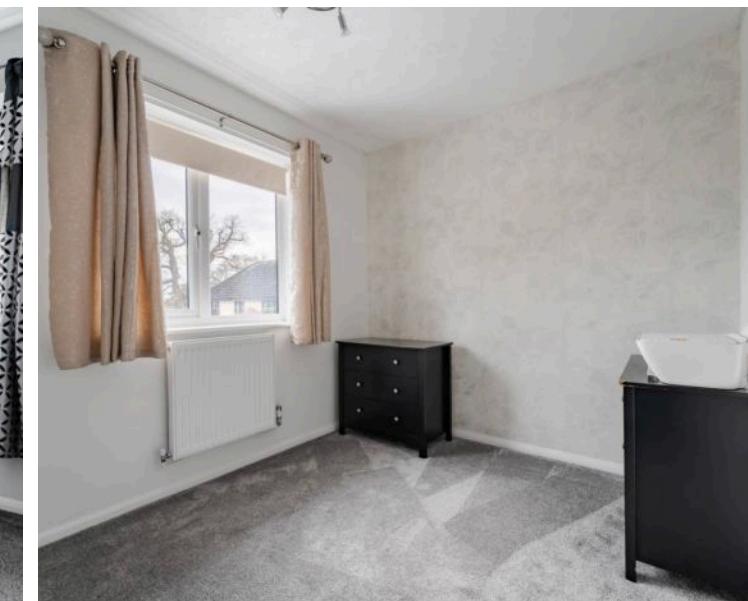
Horsford, Norwich

Motivated vendors! Proudly positioned on a corner plot in the much-loved Norfolk village of Horsford, this detached residence offers a lifestyle that blends ease, space and quiet confidence. From the moment you arrive, it's clear this is a home that has been well cared for and thoughtfully arranged, ready for its next chapter in true turn-key condition.

A neatly maintained front garden sets the tone, providing strong kerb appeal, while a generous driveway offers off-road parking for several vehicles alongside a detached double garage with electric doors, practical, unobtrusive and ideal for modern living.

Step inside and you're welcomed by a bright, airy entrance hall with under-stairs storage and a conveniently placed WC. To the left, the kitchen/breakfast room feels both purposeful and sociable, fitted with sleek black cabinetry, a double integrated oven, gas hob, twin sinks and under-counter space for appliances. A breakfast bar creates a natural place to gather, whether it's weekday mornings or relaxed weekend starts.

To the right, the open-plan living and dining room is flooded with natural light, offering a calm and generous setting for everyday life. Internal doors lead seamlessly into the conservatory, enhancing the sense of flow and making entertaining or unwinding feel effortless across the seasons.



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Horsford, Norwich

A particularly appealing feature is the flexible ground-floor room, adaptable to suit your needs, perhaps a home office, a formal dining room, a snug, or a playroom that evolves as family life changes.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation. Three are doubles with built-in wardrobes, while the master bedroom enjoys the added luxury of a dressing room and a private en-suite. A contemporary family bathroom completes the first floor with a clean, modern three-piece suite.

Outside, the rear garden offers privacy and space in equal measure. A patio and raised terrace provide inviting areas for seating and outdoor dining, framed by a maintained lawn and established shrubbery, a setting that feels both manageable and rewarding.

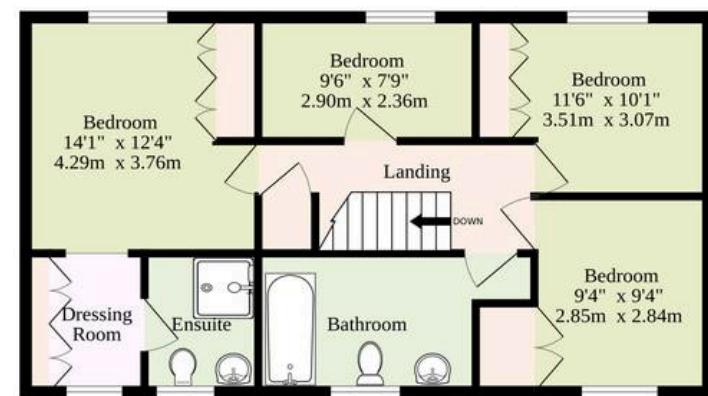
Altogether, this is a home that balances flexibility with refinement, set within a village that continues to be sought after for its sense of community and easy access to Norwich. A place to settle into, grow with, and enjoy for years to come.



**Ground Floor**  
993 sq.ft. (92.3 sq.m.) approx.



**1st Floor**  
668 sq.ft. (62.1 sq.m.) approx.



**Total Sqft Includes The Double Garage.**

**TOTAL FLOOR AREA : 1661 sq.ft. (154.3 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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*Your home, our market*



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