



13 Steve Read Way, Horsford

Norwich



Minors & Brady



# 13 Steve Read Way

Horsford, Norwich

Set along a quiet residential road in Horsford, overlooking fields at the rear, this semi-detached home offers a comfortable and versatile living environment for modern life. The open-plan kitchen and dining space connects seamlessly to the living room, creating a relaxed setting for family time or entertaining. Upstairs, three bedrooms, including a principal with en-suite, provide privacy and comfort, complemented by built-in storage throughout. Outside, the garden, patio, driveway, and garage combine practicality with space to enjoy. Ready to move into and easily adaptable, this property is ideal for first-time buyers, growing families, or investors, with the city of Norwich just a short drive away.

## Location

Steve Read Way is located in the village of Horsford, a semi-rural community just north of Norwich, making it convenient for those seeking village life with easy access to the city. Local amenities are within walking distance, including a village shop, a post office, and a Co-op, alongside a medical centre, a dental surgery, and a handful of cafés and pubs. Families have access to nearby education, with Horsford Primary School close by, and secondary schools such as Hellesdon High School and Taverham High School a short drive away.

Transport links are strong for a village location: buses connect regularly to Norwich, while the nearby B1149 and A1270 provide direct routes into the city and beyond. Living here offers a lifestyle that balances the tranquillity of village life, with its green spaces and quiet streets, with the practical convenience of shops, schools, and quick access to Norwich's employment, entertainment, and cultural opportunities.

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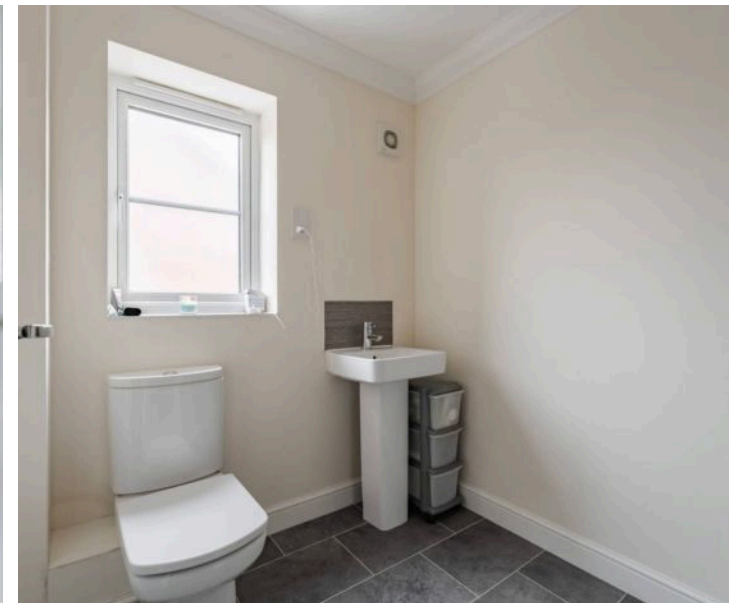
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# 13 Steve Read Way

Horsford, Norwich

- Semi-detached residence positioned down a quiet residential road in the Norfolk village of Horsford, a short distance from the city of Norwich
- Built only 4 years ago with remaining warranty
- Suitable option for first-time buyers, families or investors, looking for a turn-key interior that can adapt to your own preferences
- Spacious living room inviting relaxation and entertaining, flowing into the kitchen/dining room
- Open-plan kitchen/dining room that creates an effortless flow for everyday living and hosting, with French doors that open out to the garden
- Kitchen fitted with modern cabinetry, an integrated oven, a dishwasher, a washing machine and a fridge/freezer
- Three bedrooms offering comfort and privacy, all with built-in storage
- A private en-suite and a family bathroom, both comprising modern three-piece suites
- A private, maintained garden featuring a patio for seating arrangements and a laid to lawn, with side access into the garage
- A brick weave driveway providing off-road parking for multiple vehicles and a garage for storage options



## 13 Steve Read Way

Horsford, Norwich

Situated on a quiet residential road in the Norfolk village of Horsford, this semi-detached home offers easy access to the city of Norwich while maintaining a sense of calm and privacy. Ideal for first-time buyers, families or investors, the property features a turn-key interior ready to enjoy, with scope to personalise to your own style.

The entrance hall is welcoming and practical, complete with a ground-floor WC and a storage cupboard.

The living room is spacious and inviting, providing an ideal space for both relaxation and entertaining, and leads seamlessly into the kitchen/dining room. This open-plan area supports everyday living and hosting with ease, while French doors open directly onto the garden, allowing light and outdoor access to flow naturally into the home. The kitchen is fitted with modern cabinetry and includes an integrated oven, dishwasher, a washing machine and fridge/freezer, combining style and functionality.



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Upstairs, three bedrooms provide comfort and privacy, all with built-in storage. The principal bedroom benefits from a private en-suite, while a family bathroom with a modern three-piece suite serves the remaining rooms.

The private garden is well maintained, featuring a patio for seating and a lawn for outdoor activities, with side access leading into the garage. To the front, a brick weave driveway offers off-road parking for multiple vehicles, alongside the garage for additional storage.

This home delivers a practical and comfortable lifestyle in a sought-after village location, with the conveniences of Norwich close at hand.

## Agents Notes

Freehold

Connected to all mains services.

Management company: Watsons.

Maintenance fee - £150 p/a.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor  
633 sq.ft. (58.8 sq.m.) approx.

1st Floor  
443 sq.ft. (41.2 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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?

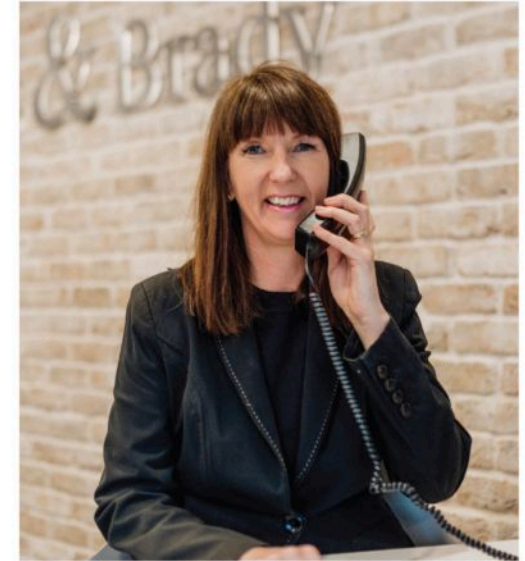
## Let's make it a *reality*



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Branch Partner



Meet *Karol*  
Property Valuer



Meet *Claire*  
Aftersales Team Leader

# Minors & Brady

*Your home, our market*



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