



238 Holt Road, Horsford

Norwich



Guide Price
Minors & Brady

238 Holt Road

Horsford, Norwich

This detached chalet bungalow in the sought-after NR10 area combines modern enhancements with practical living. Recent extensions include a light-filled orangery, providing a versatile space ideal for relaxation or entertaining. The home offers three bedrooms and a contemporary family bathroom, arranged to maximise comfort and functionality. A welcoming lounge with a feature fireplace creates a cosy focal point, while the kitchen blends style with convenience and ample storage. The property occupies a substantial plot, featuring a detached garage and generous driveway. The rear garden is designed for low-maintenance enjoyment, with patios, flower beds, and secure gated access. This home presents an excellent opportunity to own a stylish, adaptable property in a desirable Norfolk location.

- Detached chalet bungalow in the highly desirable NR10 area
- Recently extended orangery with vaulted ceiling and abundant natural light
- Three well-proportioned bedrooms offering flexible living space
- Modern family bathroom with contemporary fittings
- Bright and inviting lounge featuring a charming fireplace
- Stylish, practical kitchen with integrated appliances and ample storage
- Generous plot with a large shingled driveway
- Detached garage suitable for storage or workshop use
- Low-maintenance rear garden with patio areas, flower beds, and secure gated access
- Flexible single-storey accommodation ideal for family living or entertaining





M&B

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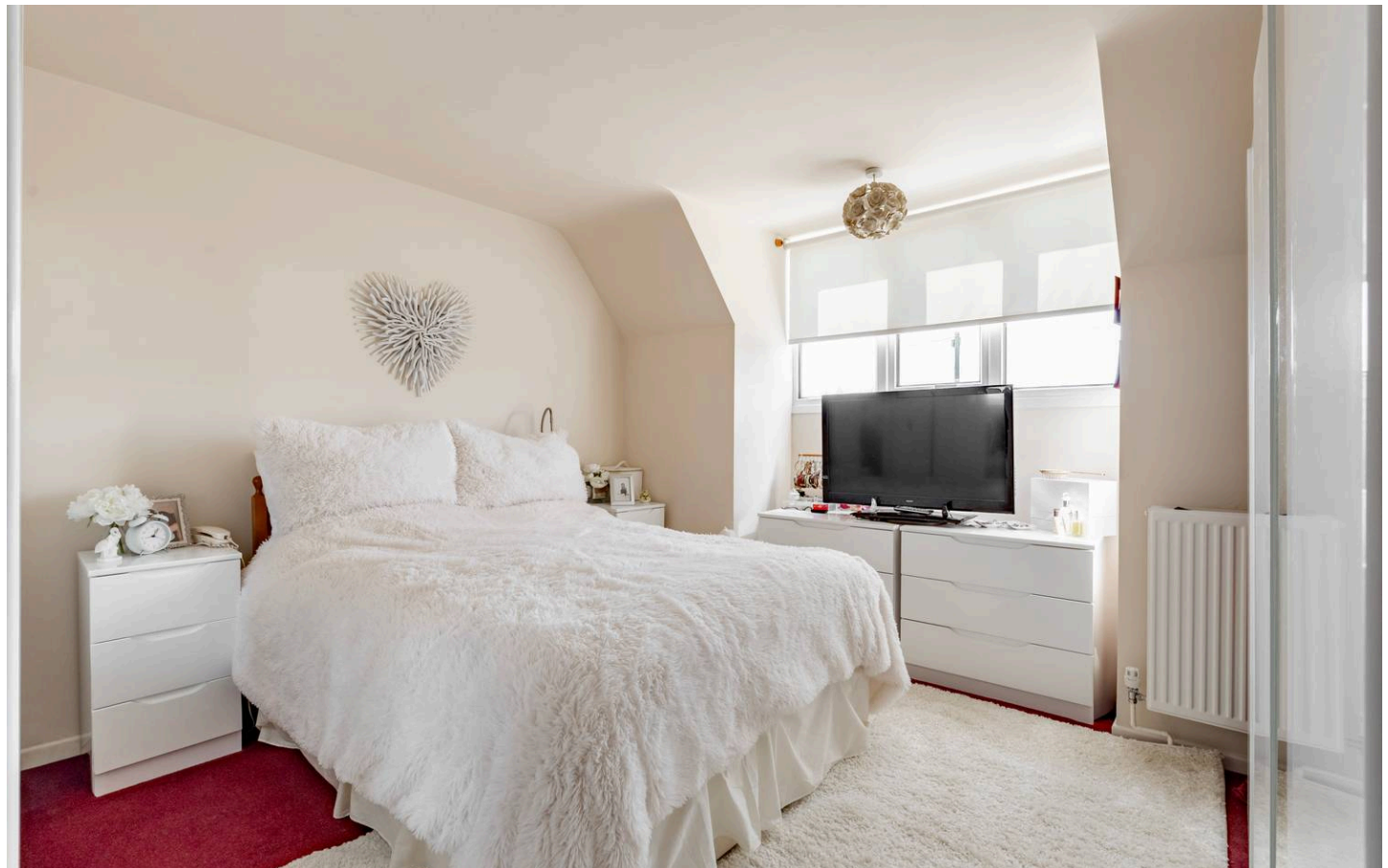
The Location

Perfectly placed in Horsford, Holt Road 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 Holt Road 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.



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Set in the highly sought-after NR10 area, this beautifully presented detached chalet bungalow offers a blend of comfort, style, and versatility. Recently extended, the property now features a stunning orangery that fills the home with natural light, providing a perfect space for relaxing or entertaining.

The interior includes three well-proportioned bedrooms, a modern family bathroom, and a thoughtfully designed layout that maximises space and functionality. The flow of the home is airy and inviting, making it ideal for family living or anyone seeking flexible single-storey accommodation.

The lounge is bright and welcoming, featuring a charming fireplace and plenty of room for both seating and entertaining.

The kitchen has been carefully designed for both practicality and style, with ample storage, integrated appliances, and space for a breakfast table. The orangery extends from the main living space, offering a versatile area with a vaulted ceiling and access to the rear garden, perfect for enjoying natural light throughout the day.

Outside, the property sits on a generous plot, with a large shingled driveway leading to a detached garage that offers excellent storage or workshop potential. The rear garden is low-maintenance and thoughtfully arranged, featuring patio areas, flower beds, and secure gated access.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

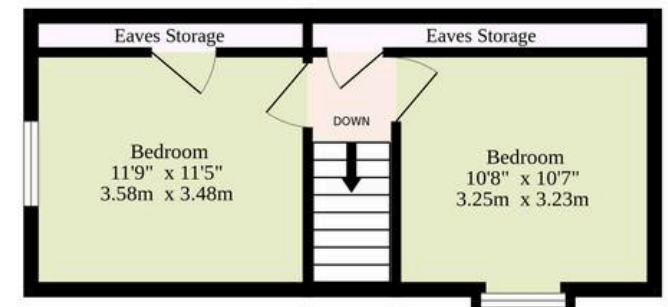


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Ground Floor
810 sq.ft. (75.3 sq.m.) approx.



1st Floor
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 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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Dreaming of this home? Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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