



190 Holt Road, Horsford

Norwich

Guided tour  £400,000 - £425,000
Minors & Brady

190 Holt Road

Horsford, Norwich

A superb opportunity to secure a spacious and adaptable family home in the heart of Horsford. This extended detached property offers generous living accommodation, four double bedrooms and an excellent balance between family space and practical living. Inside, well-proportioned rooms are filled with natural light, creating a warm and welcoming atmosphere ideal for everyday life and entertaining alike. The layout provides flexibility for growing families, home working or multi-generational living, with ample storage throughout. Outside, the low-maintenance rear garden features a smart patio, artificial lawn and a versatile garden room, perfect for entertaining, relaxing or additional workspace. Off-road parking and a garage add further convenience, while the generous plot enhances the overall sense of space. Located close to local amenities, schools and key transport links, this is an ideal family home in a highly desirable village setting.

- Extended detached family home set within a popular village location
- Four well-proportioned double bedrooms offering excellent flexibility
- Generous living accommodation, ideal for family life and entertaining
- Practical kitchen and dining space forming the heart of the home
- Abundance of storage throughout, supporting modern living needs
- Low-maintenance rear garden with patio and artificial lawn
- Versatile garden room, ideal for entertaining, home working or a gym
- Off-road parking with garage providing secure and convenient storage
- Spacious plot offering a sense of privacy and outdoor enjoyment
- Close to local amenities, schools and excellent transport links including the NDR





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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 along Holt Road feel effortlessly simple. Within the village you'll find a Co-op and post office for everyday essentials, along with a dentist, car wash, and Medivet Veterinary Practice close by, perfectly placed for four-legged family members. Nearby Taverham offers additional supermarkets including Tesco and Lidl, while Hellesdon provides further shops and services, ensuring everything you need is close at hand. For locals and visitors alike, the much-loved Dog pub is just nearby, offering a warm welcome (with dogs very much included!).

Adding to the location's everyday appeal is its seamless access to the Northern Distributor Road (NDR). This key route makes commuting or day-tripping to surrounding villages and towns refreshingly straightforward, while regular bus services provide easy access into Norwich—a vibrant and historic city offering excellent shopping, dining, entertainment and cultural attractions.

The NDR also offers swift routes towards the Norfolk Broads, ideal 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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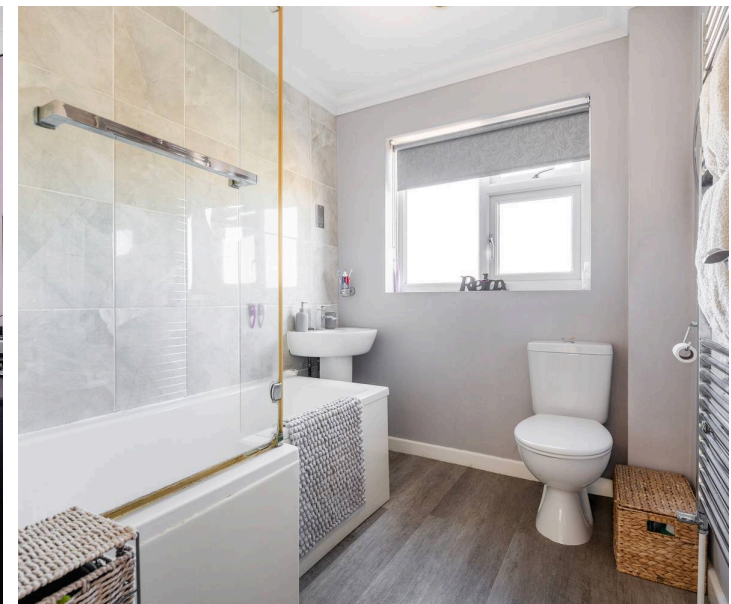
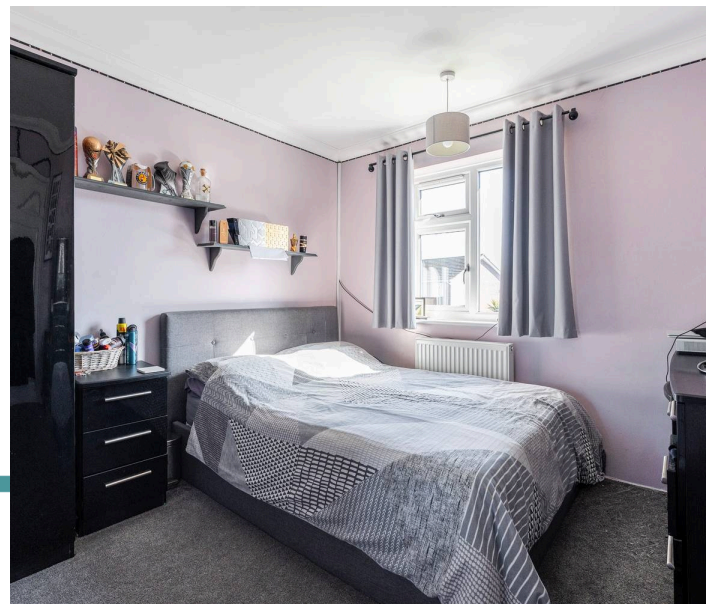
Holt Road, Horsford

Set within the popular and well-served village of Horsford, this extended detached family home offers generous proportions, flexible living space and an overall sense of comfort that perfectly suits modern family life. From the moment you arrive, the property presents itself as a welcoming and substantial home, with ample off-road parking and a detached garage providing both practicality and everyday convenience.

Inside, the accommodation is thoughtfully arranged to offer an abundance of living space, ideal for growing families or those who enjoy entertaining. The ground floor features multiple reception areas, allowing for a natural flow between relaxing, dining and socialising. Large windows throughout ensure the home is filled with natural light, enhancing the feeling of openness while creating a warm and inviting atmosphere.

The kitchen and dining space forms the heart of the home, perfectly placed for family meals, gatherings and busy day-to-day living, with excellent storage options helping to keep everything neatly organised.

To the first floor, the sense of space continues with four well-proportioned double bedrooms, offering flexibility for family members, guests or home-working needs. A family bathroom serves the upper floor, while the layout provides a comfortable balance between private bedrooms and shared living areas. The extended nature of the property allows each room to feel well sized, avoiding compromise and offering versatility as family needs evolve.



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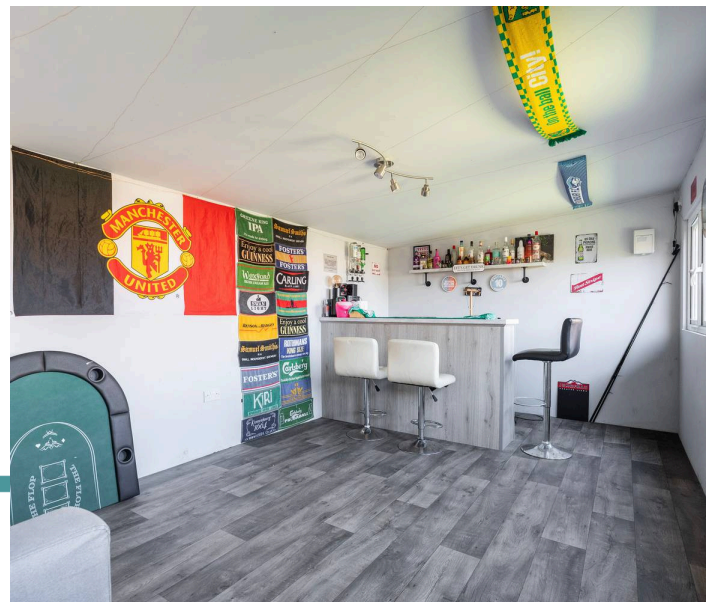
Horsford, Norwich

Externally, the property excels with a low-maintenance rear garden designed for year-round enjoyment. A paved patio area provides the perfect setting for outdoor dining and summer gatherings, while artificial grass ensures a tidy and practical space for children to play or for relaxing without the upkeep of traditional lawn care. Completing the garden is a garden room, currently enjoyed as an entertaining area, but equally suited for use as a home bar, gym, hobby space or office, adding valuable flexibility and storage options to the home.

The plot itself feels spacious and private, with well-defined outdoor areas that complement the generous internal accommodation. Combined with the garage, additional outbuilding and excellent storage throughout, this home delivers both comfort and practicality in equal measure.

Agents Note

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



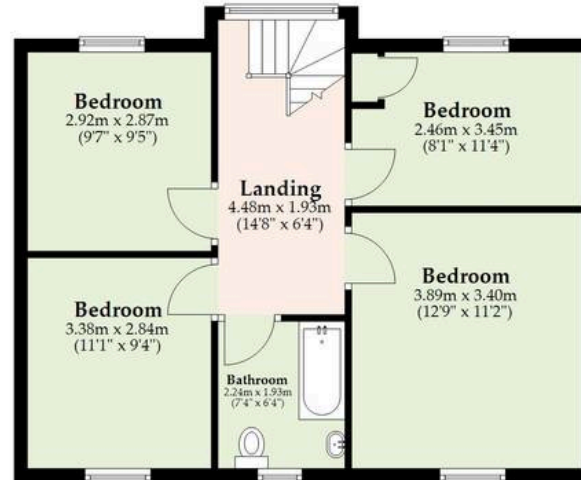
Ground Floor

Approx. 97.4 sq. metres (1048.3 sq. feet)



First Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



Total area: approx. 152.2 sq. metres (1637.8 sq. feet)

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 misstatement. 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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Minors & Brady
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