



229 Holt Road, Horsford

Norwich



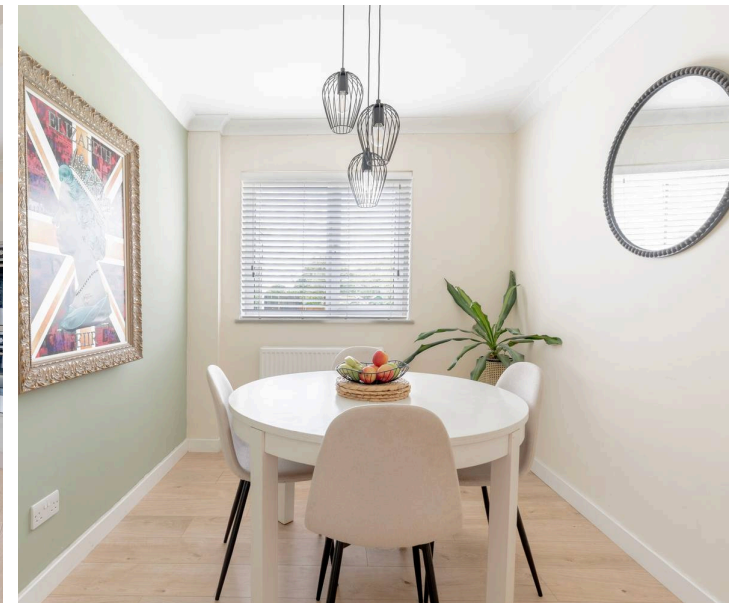
Minors & Brady

229 Holt Road

Horsford, Norwich

A striking, move-in-ready bungalow offering space, style and exceptional versatility. Set on a generous plot, this beautifully renovated home combines modern finishes with a flexible layout suited to a range of lifestyles. The standout kitchen/diner forms the heart of the home, perfectly designed for both everyday living and entertaining. Light-filled accommodation flows effortlessly throughout, creating a welcoming and practical environment. Outside, the expansive garden and ample parking further enhance its appeal. Positioned in a sought-after village location, it delivers the ideal balance of comfort, convenience and long-term potential.

- Recently renovated throughout to a high standard
- Generous and private plot set back from the road
- Impressive open-plan kitchen/diner with central island
- Spacious and light-filled living room
- Four versatile bedrooms suited to a range of needs
- Additional office with potential for second bathroom (plumbing in place)
- Double garage with internal access
- Ample off-road parking via brick-weave driveway
- Large, fully enclosed rear garden with decking area
- Sought-after village location with convenient access to amenities



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The Location

Perfectly placed in Horsford, Holt Road enjoys immediate access to a network of leafy woodland walks and scenic trails, making it ideal for dog owners, families and those who enjoy the outdoors. These well-used routes provide safe and enjoyable spaces for everything from daily walks to weekend exploring, with plenty of room for children to roam and play beneath the trees.

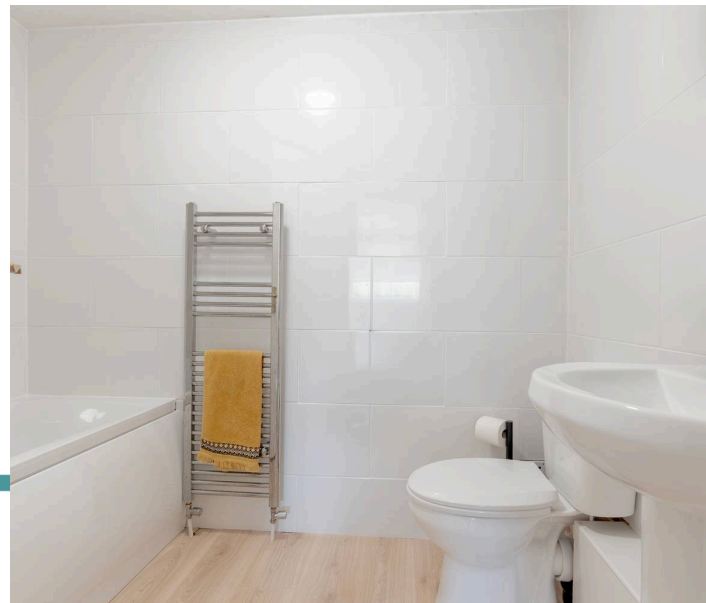
For families, local parks are also within easy reach, offering excellent spots for after-school activities, while a choice of nearby schooling options further enhances the appeal of this well-connected village setting.

A range of local amenities makes everyday life along Holt Road both convenient and enjoyable. Within the village you'll find a Co-op and post office for essentials, along with a dentist, car wash, and Medivet Horsford veterinary practice, perfectly placed for all pet care needs. Nearby Taverham provides additional supermarkets including Tesco and Lidl, while Hellesdon offers an extended selection of shops and services.

A real highlight of the area is the much-loved Dog pub, located close by and known for its welcoming atmosphere, especially for dog owners. Adding to its charm, popular street food vendors regularly pitch up on Saturday evenings, creating a relaxed and sociable hub for locals to enjoy great food and company.

The location is further enhanced by excellent connectivity, with easy access to the Northern Distributor Road (NDR), allowing straightforward travel to surrounding villages, towns and beyond. Regular bus services also provide convenient links into Norwich, a vibrant and historic city offering an extensive range of shopping, dining and cultural experiences.

From here, the NDR also opens up routes to the Norfolk Broads, perfect for waterside days out, as well as the stunning North Norfolk coastline, renowned for its sandy beaches, wildlife and picturesque coastal towns.



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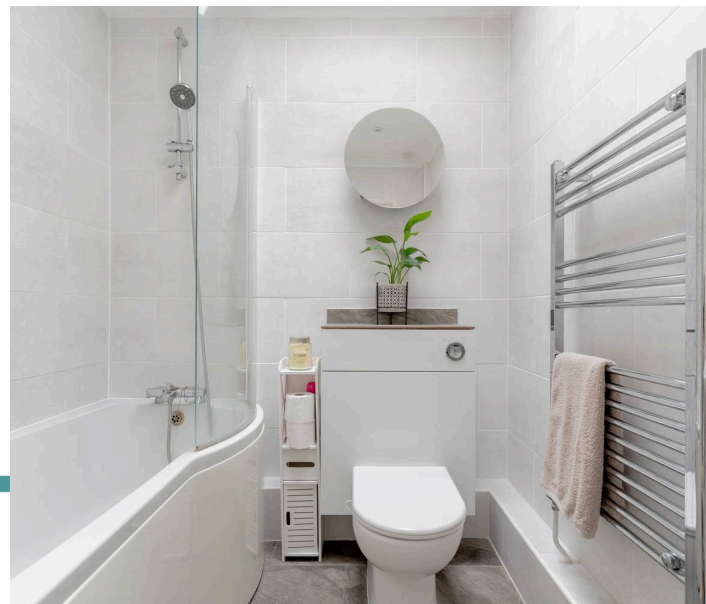
Horsford, Norwich

Holt Road, Horsford

This beautifully renovated four-bedroom detached bungalow occupies a generous and set-back position within the ever-popular village of Horsford, offering a superb combination of space, style and practicality. Thoughtfully updated throughout, the property presents as a true turn-key home, finished to a high standard and designed to comfortably meet the needs of modern living.

Upon entering, you are welcomed into a spacious and inviting interior, where the living room provides an immediate sense of scale and comfort. This well-proportioned space is ideal for both relaxing and entertaining, with a light-filled atmosphere that continues throughout the home.

At the heart of the property lies an impressive open-plan kitchen/diner, carefully designed as a sociable focal point. The kitchen is fitted in a contemporary style with integrated appliances, complemented by a central island that offers additional preparation space and informal seating. There is ample room for a dining table, making it perfectly suited to everything from everyday meals to larger gatherings, creating a seamless hub for family life and entertaining.



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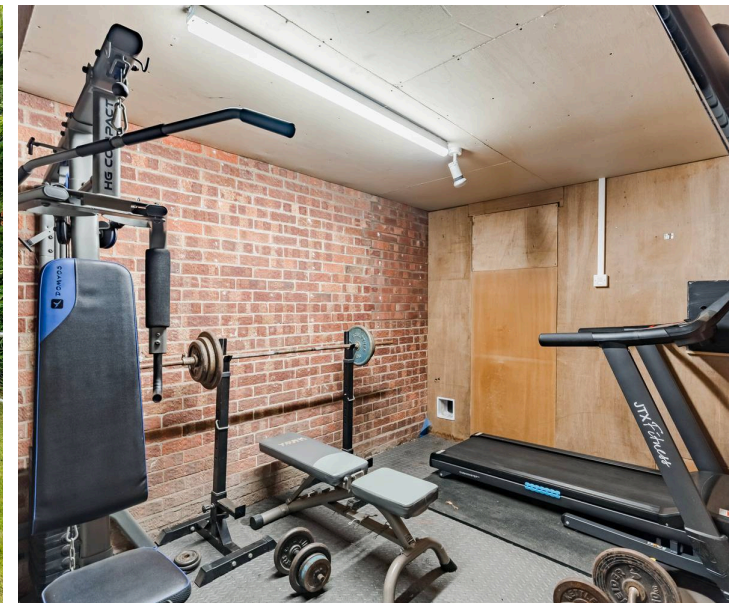
The bungalow offers four well-appointed bedrooms, each providing flexibility for a range of uses, whether as sleeping accommodation, guest rooms or additional workspace. A modern family bathroom serves the property, while an additional room currently utilised as an office offers excellent versatility, with the added advantage of pre-installed pipework ready for those wishing to create a second bathroom in the future. Practicality is further enhanced by internal access to the double garage, providing secure parking and valuable storage space. The brick-weave driveway to the front allows for ample off-road parking for multiple vehicles, while the front garden is neatly maintained, adding to the property's kerb appeal.

To the rear, the property continues to impress with a large, fully enclosed garden, offering both privacy and security. A generous decking area provides the perfect space for outdoor dining and entertaining during the warmer months, while the expansive lawn beyond offers plenty of room for children and pets to enjoy. The overall plot size gives the property a real sense of space, rarely found in similar homes.

Situated within a sought-after village location, the property benefits from excellent access to local amenities, schools and transport links, making it ideally placed for both convenience and lifestyle. Altogether, this is a superbly presented home, offering space, flexibility and a high-quality finish in a desirable setting.

Agents Note

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



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Ground Floor
Approx. 1597.4 sq. feet



Total area: approx. 1597.4 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 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.

Plan produced using PlanUp.

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



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Meet *Karol*
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Aftersales Team Leader

Minors & Brady
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