



27 Rowan Crescent, Horsford

Norwich



Minors & Brady

A beautifully presented family home, perfectly positioned within a quiet and sought-after development with woodland walks just moments from the doorstep. Occupying a generous corner plot, this impressive detached property offers four well-proportioned bedrooms, including a principal suite with en-suite shower room. The spacious lounge enjoys a bright bay window, while the stylish kitchen/dining room provides a superb hub for modern family living and entertaining. Outside, the enclosed garden combines lawn, patio and seating areas, creating an ideal space to relax and enjoy the sunshine. A detached garage, driveway parking and the remainder of the NHBC warranty add further practicality and peace of mind. Combining contemporary comfort with a desirable village setting and easy access to nature, this is a home perfectly suited to modern family life.

- Beautifully presented detached family home situated within a quiet and highly sought-after modern development in Horsford
- Four generously proportioned bedrooms, including an impressive principal suite with a contemporary en-suite shower room
- Bright and spacious bay-fronted lounge providing an inviting setting for both everyday living and family gatherings
- Stylish kitchen/dining room forming the heart of the home, complete with integrated appliances and ample space for entertaining
- Separate utility room offering valuable additional storage, workspace and practicality for modern family life
- Contemporary family bathroom alongside a useful ground-floor cloakroom, perfectly suited to busy households
- Occupying a generous corner plot, providing a greater sense of space, privacy and attractive surroundings
- Well-maintained rear garden featuring lawn, patio and seating areas, ideal for outdoor dining and relaxing in the warmer months
- Detached garage and private driveway providing excellent parking and storage solutions

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The Location

Perfectly positioned within the popular village of Horsford, Rowan Crescent enjoys a wonderfully convenient setting with attractive countryside and woodland walks quite literally on your doorstep. A network of well-used footpaths and scenic trails can be accessed nearby, making the location particularly appealing for dog owners, families and anyone who enjoys spending time outdoors.

For families, the village benefits from nearby parks and recreational spaces, providing plenty of opportunities for outdoor activities and play. A selection of schooling options can also be found within the village and surrounding areas, further enhancing the appeal of this well-established residential location.

A range of local amenities makes everyday life both practical and convenient. Within Horsford, residents benefit from a Co-op store, post office, dentist, veterinary practice and other useful services, ensuring daily essentials are all within easy reach. Nearby Taverham and Hellesdon offer an even wider selection of supermarkets, shops, restaurants and leisure facilities, including Tesco and Lidl.

The location also benefits from excellent transport connections. Easy access to the Northern Distributor Road (NDR) allows straightforward travel across Norfolk, while regular bus services provide convenient links into Norwich. The city's extensive shopping, dining, entertainment and cultural attractions are all within easy reach.

Beyond Horsford, the NDR provides excellent access to some of Norfolk's most desirable destinations, including the Norfolk Broads and the beautiful North Norfolk coastline. From waterside walks and boating adventures to sandy beaches, nature reserves and picturesque coastal towns, the area offers an abundance of opportunities to enjoy everything the county has to offer.



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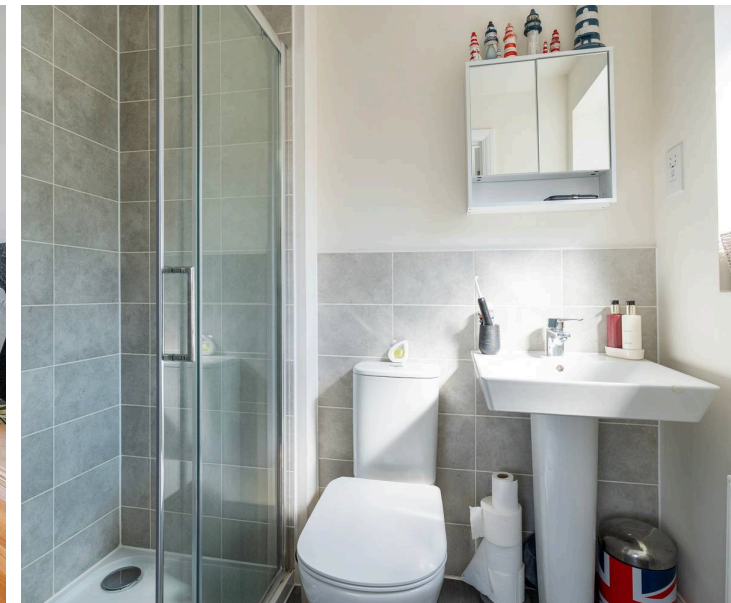
Rowan Crescent, Horsford

Occupying a generous corner plot within a highly regarded modern development, this beautifully presented detached family home offers an exceptional blend of style, space and practicality. Designed with contemporary family living in mind, the property has been thoughtfully maintained and finished throughout, creating a home that is ready to move straight into and enjoy from day one. Adding further appeal are the nearby woodland walks, providing wonderful opportunities for dog walking, outdoor recreation and enjoying nature just moments from the doorstep.

The welcoming entrance hall sets the tone for the accommodation, offering a bright and inviting first impression whilst providing access to the principal living spaces. To the front of the property, the spacious lounge is flooded with natural light thanks to its attractive bay window, creating a wonderfully comfortable environment for everyday family life. Pleasant views and a calm atmosphere make this an ideal space to relax and unwind, whether enjoying a quiet evening or gathering with family and friends.

Undoubtedly the heart of the home is the impressive kitchen/dining room, a wonderfully sociable space perfectly suited to modern lifestyles.

Beautifully appointed and immaculately presented, the room provides ample space for both cooking and dining, making it ideal for busy family life as well as entertaining guests. The rear-facing bay adds character and allows additional natural light to pour in, while integrated appliances enhance the streamlined finish. Complementing the kitchen is a separate utility room, providing valuable additional storage and workspace, helping to keep the main living areas organised and clutter-free.



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The first floor continues the home's impressive sense of space. Four generously proportioned bedrooms provide flexible accommodation for growing families, visiting guests or those requiring dedicated work-from-home space. The principal bedroom enjoys the luxury of a modern en-suite shower room, creating a comfortable and private retreat. The remaining bedrooms are served by a stylish family bathroom fitted with a contemporary three-piece suite, ensuring the home caters effortlessly to the demands of family life.

Outside, the corner plot position affords the property an enhanced sense of space and privacy rarely found on modern developments. The rear garden has been thoughtfully designed to offer something for everyone, with a combination of lawn, patio and decorative shingled areas creating attractive and versatile outdoor spaces. A sun awning provides welcome shade during warmer days, making the garden ideal for outdoor dining, entertaining or simply enjoying a peaceful afternoon in the sunshine.

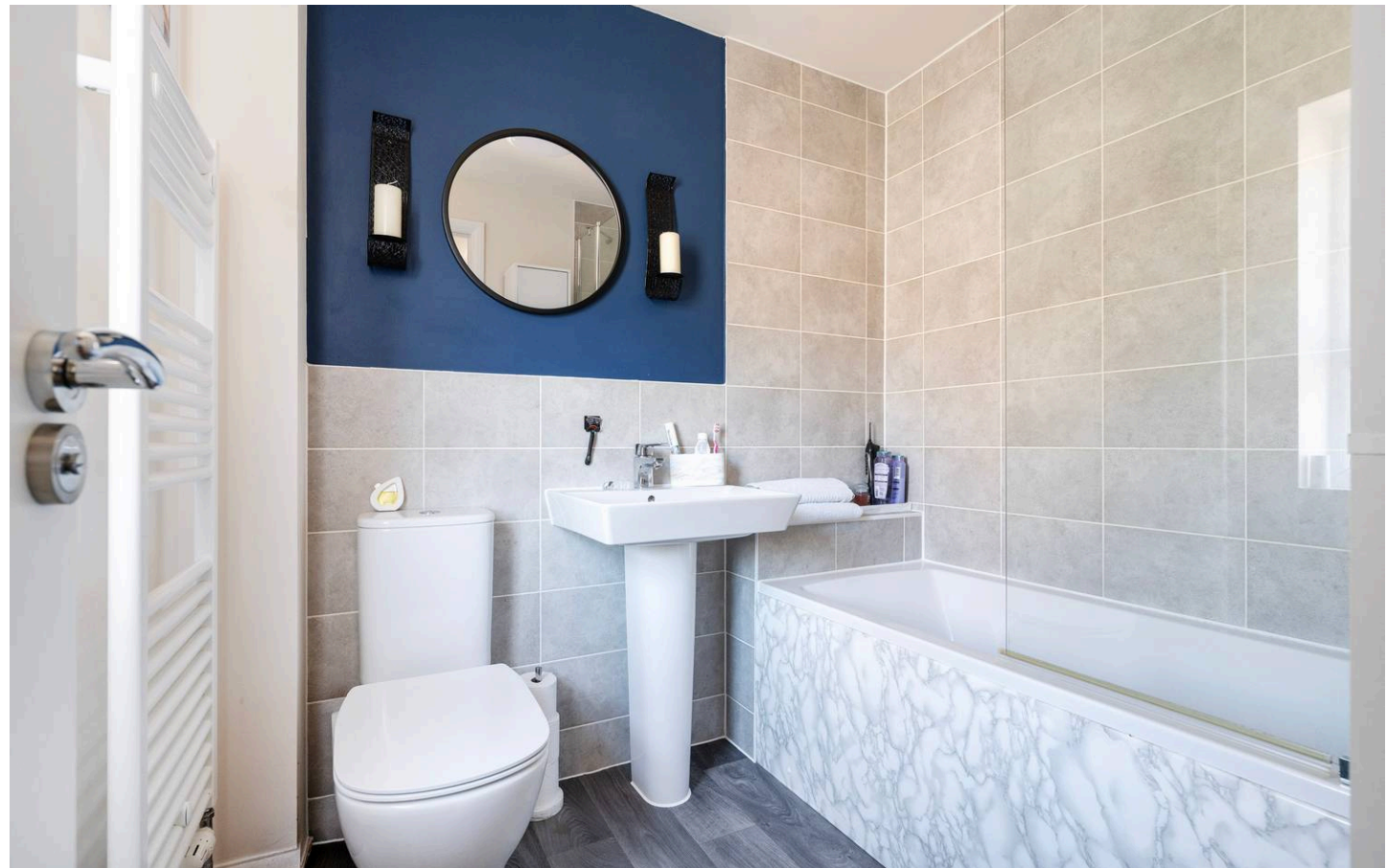
Further enhancing the property's practicality is the detached garage and driveway parking, providing ample space for vehicles and additional storage. The remainder of the NHBC warranty also offers valuable reassurance for prospective purchasers.

Combining generous accommodation, modern styling, attractive outdoor space and a highly convenient village location, this outstanding family home presents a superb opportunity to enjoy contemporary living in one of Horsford's most sought-after residential settings.

Agents Note

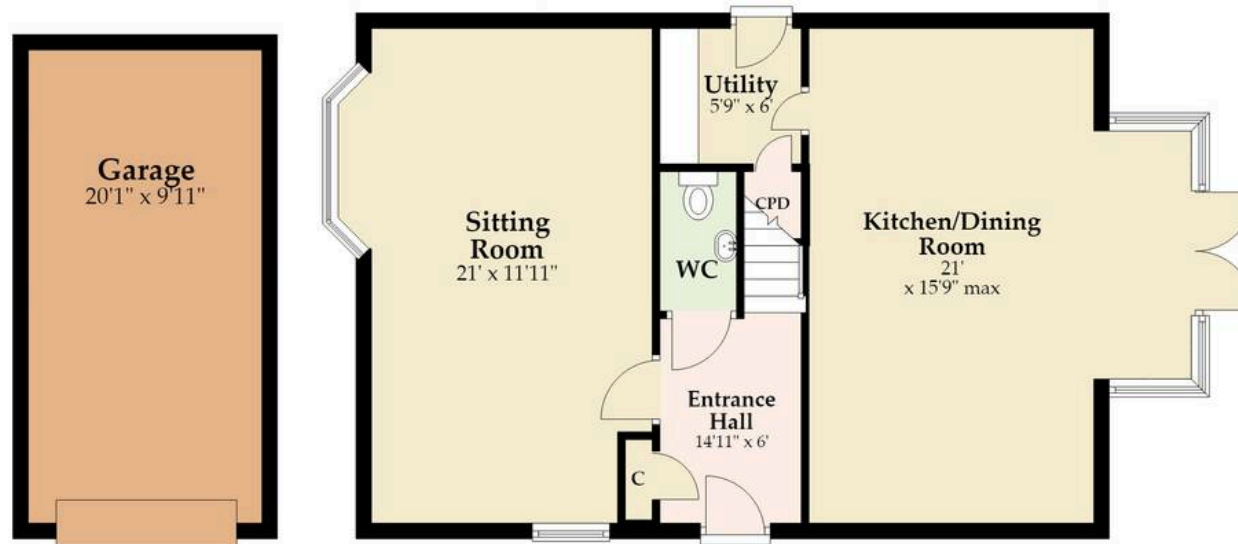
This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Service charge: £200 paid annually.

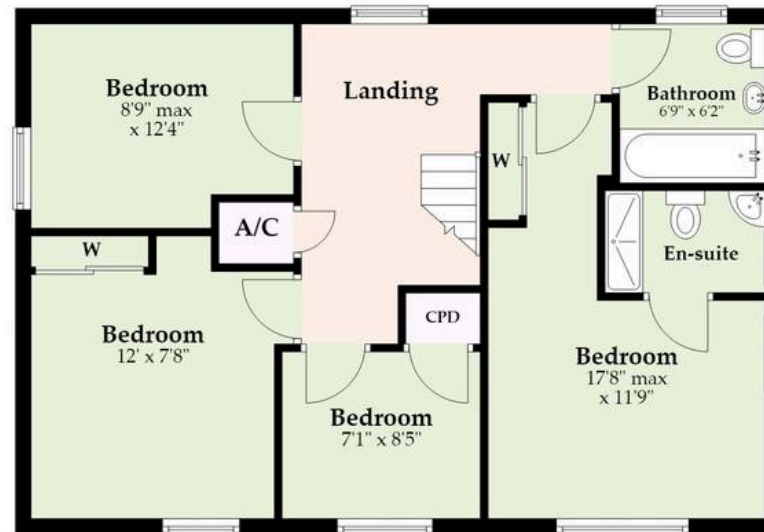


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Ground Floor
Approx. 966.7 sq. feet



First Floor
Approx. 665.8 sq. feet



Total area: approx. 1632.4 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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Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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