



25 Meadowsweet, Horsford

Norwich



£450,000
Minors & Brady

Set in a quiet cul-de-sac, this deceptively spacious home offers far more than first impressions suggest, with flexible living across three floors. The ground floor features a bright bay-fronted lounge, a versatile second reception room (ideal as an office, playroom, or guest space), and a modern open-plan kitchen/dining area with utility room and cloakroom. Upstairs, there are four well-proportioned bedrooms, including a principal with en-suite, plus a stylish family bathroom. The second floor adds two further double bedrooms, ideal for larger families or home working. Outside, a generous driveway, detached double garage, and sunny enclosed rear garden complete this impressive home.

- Tucked away at the end of a peaceful cul-de-sac, offering a quiet and private setting
- Spacious and thoughtfully extended layout arranged across three well-designed floors
- Highly flexible living accommodation ideal for growing families or changing needs
- Separate reception space perfectly suited for a home office, study, or playroom
- Generous bedroom sizes throughout, providing comfortable and versatile living
- Well-appointed principal bedroom featuring its own private en-suite shower room
- Modern and stylish family bathroom designed with both comfort and practicality in mind
- Dedicated utility room helping to keep the main living areas organised and clutter-free
- Detached double garage alongside a substantial driveway for ample off-street parking
- Enclosed rear garden enjoying a sunny aspect, ideal for relaxing or entertaining outdoors



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The Location

Perfectly placed in Horsford, Meadowsweet 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 Meadowsweet feels 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 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 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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Meadowsweet, Horsford

Tucked away at the end of a peaceful cul-de-sac, this extended and thoughtfully improved detached family home offers an exceptional amount of space and flexibility, perfectly suited to modern family living. From the moment you step into the welcoming entrance hall, the sense of space is clear, with stylish flooring flowing throughout much of the ground floor and a layout designed to adapt to a variety of lifestyles.

At the front of the home, the bay-fronted lounge provides a bright yet cosy setting, ideal for relaxing evenings or entertaining guests. In addition, a versatile extra reception room, created from the former integral garage, offers excellent flexibility, whether you need a home office, playroom, or even a ground floor bedroom.

The heart of the property lies to the rear, where an impressive open-plan kitchen and dining space creates a sociable hub for everyday life. Recently updated, the kitchen combines modern fittings with practical design, complemented by integrated appliances and ample workspace. A separate utility room keeps household tasks neatly tucked away, while a convenient downstairs cloakroom adds further practicality.



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Upstairs, the first floor hosts four well-proportioned bedrooms, including a spacious principal bedroom with its own modern en-suite shower room. The remaining rooms are served by a contemporary family bathroom, all presented in a clean and stylish finish. The second floor adds even more versatility, offering two additional double bedrooms, ideal for larger families, guests, or those needing dedicated work-from-home space.

Outside, the property continues to impress. A generous driveway to the front provides parking for multiple cars and leads to a detached double garage, perfect for storage or workshop use. The rear garden is fully enclosed, mainly laid out lawn, and enjoys a pleasant sunny aspect, an ideal setting for both children and outdoor entertaining.

With its cul-de-sac position, generous accommodation across three floors, and a balance of modern upgrades and flexible living space, this is a home that truly caters to the needs of a growing family.

Agents Note

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

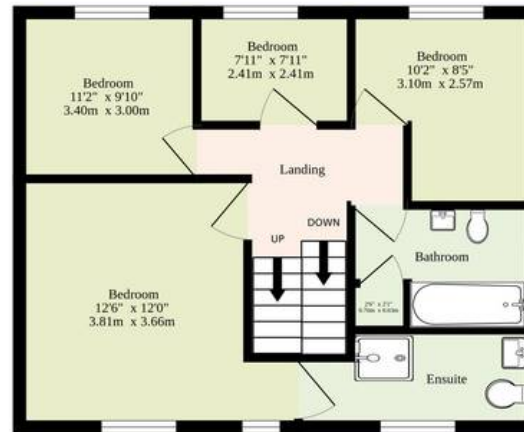


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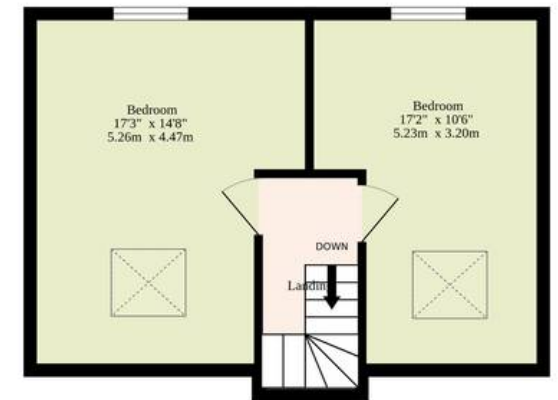
Ground Floor
937 sq.ft. (87.1 sq.m.) approx.



1st Floor
576 sq.ft. (53.5 sq.m.) approx.



2nd Floor
438 sq.ft. (40.7 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1951 sq.ft. (181.3 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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Minors & Brady
Your home, our market



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