



8 Holt Road, Horsford

Minors & Brady



8 Holt Road

Horsford, Norwich

Substantial, flexible living on a generous third-acre plot in the heart of Horsford. Offering approximately 1,474 sq. ft. of well-presented accommodation, this extended bungalow provides versatile three/four-bedroom living ideal for a variety of lifestyles. The spacious layout includes a 25ft lounge/dining room, a well-proportioned kitchen with separate utility room, two bathrooms and a useful additional WC. Outside, established private gardens, outbuildings, a large garage and extensive parking create excellent space both inside and out. Positioned close to local amenities, schooling, countryside walks and transport links into Norwich, the property combines village convenience with practical family living.

- Generous plot of approximately one third of an acre with established, private gardens
- Spacious and versatile accommodation extending to approximately 1,474 sq. ft. (stms)
- Flexible layout offering three/four bedrooms to suit a variety of lifestyle requirements
- Impressive 25ft lounge/dining room, ideal for both everyday living and entertaining
- Well-proportioned kitchen complemented by a separate utility room for additional practicality
- Principal bedroom served by a spacious bathroom, alongside a further bathroom and separate WC
- Large garage, useful outbuildings and excellent storage options throughout the property
- Extensive driveway providing off-road parking for multiple vehicles
- Convenient Horsford location close to local amenities





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The Location

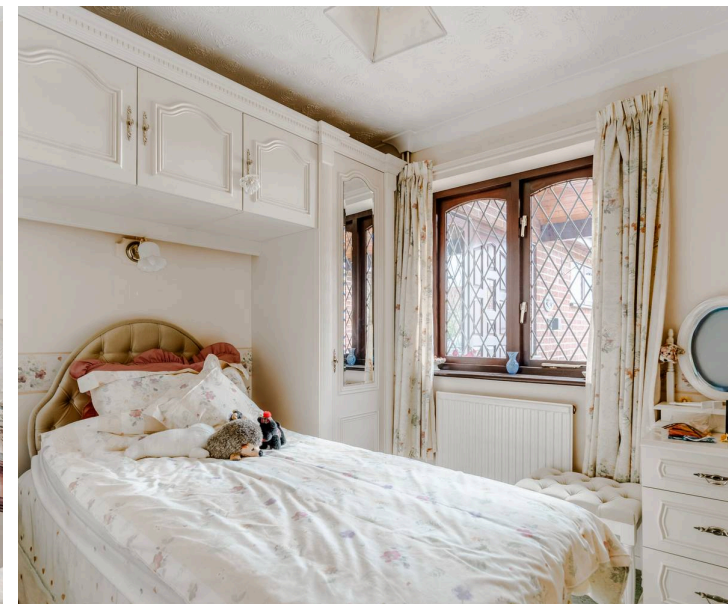
Horsford is a popular and well-connected Norfolk village that enjoys an excellent balance of countryside surroundings and everyday convenience. Situated on the edge of Horsford Forest, the village provides easy access to a network of scenic woodland trails, making it ideal for walking, cycling and enjoying the outdoors throughout the year. Local parks and open green spaces further enhance the area's appeal, particularly for families and those seeking an active lifestyle.

The village benefits from a range of useful amenities, including a convenience store, post office, local eateries and community facilities, ensuring day-to-day essentials are always within easy reach. A wider selection of supermarkets, shops and services can be found in neighbouring Taverham and Hellesdon, both just a short drive away.

For families, Horsford offers access to local schooling and recreational facilities, all contributing to the village's strong sense of community. The area is also home to well-regarded public houses, providing welcoming spaces to meet friends, enjoy a meal or relax after a day exploring the surrounding countryside.

One of Horsford's key attractions is its excellent transport connectivity. The nearby Northern Distributor Road (NDR) provides swift access around Norwich and links to many surrounding towns and villages, making commuting and travel particularly straightforward. Frequent public transport services also connect the village to Norwich city centre, where residents can enjoy an extensive range of shopping, dining, cultural and leisure attractions.

M&B





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Set on a generous plot of approximately one third of an acre, this well-presented and extended bungalow offers spacious and highly versatile accommodation extending to approximately 1,474 sq. ft. Ideal for a range of buyers, the property combines flexible living space, ample parking, and a highly convenient village location within easy reach of Norwich.

The accommodation is arranged around a central hallway and offers a bright and welcoming lounge/dining room measuring over 25ft in length, providing an excellent space for both everyday living and entertaining.

The kitchen is well-proportioned and is complemented by a separate utility room, offering useful additional storage and laundry space. The flexible layout allows the property to be used as either a three or four-bedroom home depending on individual requirements, making it particularly appealing for families, those working from home, or buyers seeking single-level living with adaptable accommodation.

The principal bedroom is generously sized and benefits from access to a spacious bathroom, while two further bedrooms are served by an additional bathroom and separate WC, creating practical day-to-day living arrangements for larger households and visiting guests.

Outside, the property continues to impress with its established and private rear garden, offering excellent outdoor space for families, keen gardeners, and those who enjoy entertaining.



M&B



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A range of outbuildings provide further storage and potential for a variety of uses, whilst the sizeable garage adds further versatility.

To the front, there is extensive off-road parking with space for multiple vehicles, alongside the driveway and garage, making the property particularly well suited to households requiring ample parking provision.

Agent's Note

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



M&B

Ground Floor

Approx. 137.0 sq. metres (1474.3 sq. feet)



Total area: approx. 137.0 sq. metres (1474.3 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?

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Meet *Daryl*
Listings Manager



Meet *Adelaide*
Senior Property Consultant

Minors & Brady

Your home, our market

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