

52 Chestnut Drive, Horsford

Minors & Brady

52 Chestnut Drive

Horsford, Norwich

Step into village living at its best with this beautifully presented three-bedroom semi-detached home, occupying a desirable position within a quiet and secluded cul-de-sac in the highly sought-after village of Horsford. Offering bright and spacious accommodation throughout, the property features a generous living room, a thoughtfully designed kitchen with breakfast bar, and an impressive conservatory flooded with natural light, creating versatile living space for modern family life. Upstairs, three well-proportioned bedrooms include a principal bedroom with en-suite and built-in storage, while further benefits include driveway parking, excellent storage solutions including loft access via a fitted ladder, and a well-maintained enclosed rear garden. Conveniently located for local amenities, schooling and transport links into Norwich, this attractive home presents an outstanding opportunity for families, professionals and first-time buyers.

Agents Note

This property will be sold freehold. Maintenance fee: £260 p/a.

Connected to mains water, electricity, gas and drainage. Gas central heating system.

The Location

Chestnut Drive enjoys a convenient position within the popular village of Horsford, situated to the north of Norwich and offering an appealing balance between village life and city accessibility. The area is particularly well suited to families, professionals and those seeking a community-focused environment without feeling removed from wider amenities. Horsford has grown into one of the region's most well-regarded residential villages, combining everyday convenience with easy access to both countryside and urban attractions.

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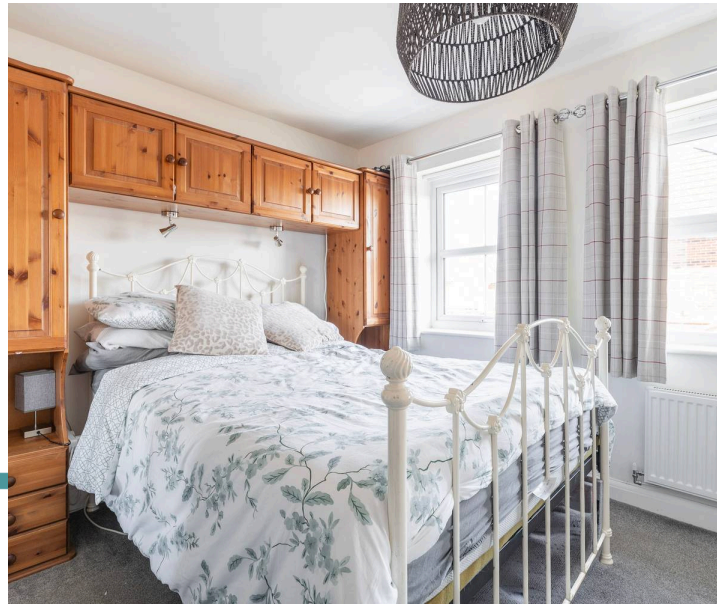
For day-to-day needs, residents benefit from a range of local amenities within the village itself, including convenience stores, a pharmacy, healthcare facilities, cafés and community services. A broader choice of shopping is available nearby at Norwich's northern outskirts, with supermarkets, retail parks and national retailers easily reached by car. The city centre further expands the offering with an extensive selection of independent boutiques, well-known brands, restaurants, cafés, theatres and cultural venues, creating a varied lifestyle suited to modern living. Leisure facilities in the surrounding area include gyms, sports clubs and recreational centres, while Norwich International Airport provides additional convenience for business and leisure travel.

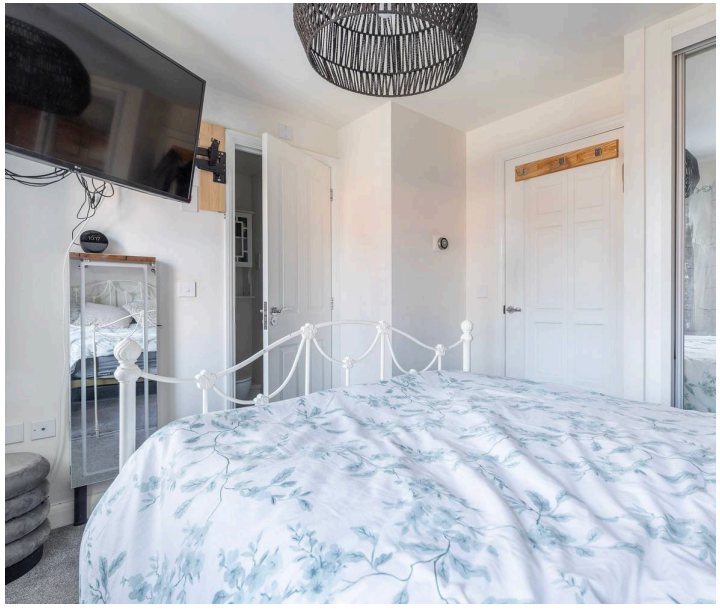
Horsford offers well-regarded primary and secondary schooling within the village, while Norwich provides access to a wide selection of state, independent and further education establishments. The nearby University of East Anglia also contributes to the area's educational reputation and provides additional cultural and sporting facilities enjoyed by the wider community.

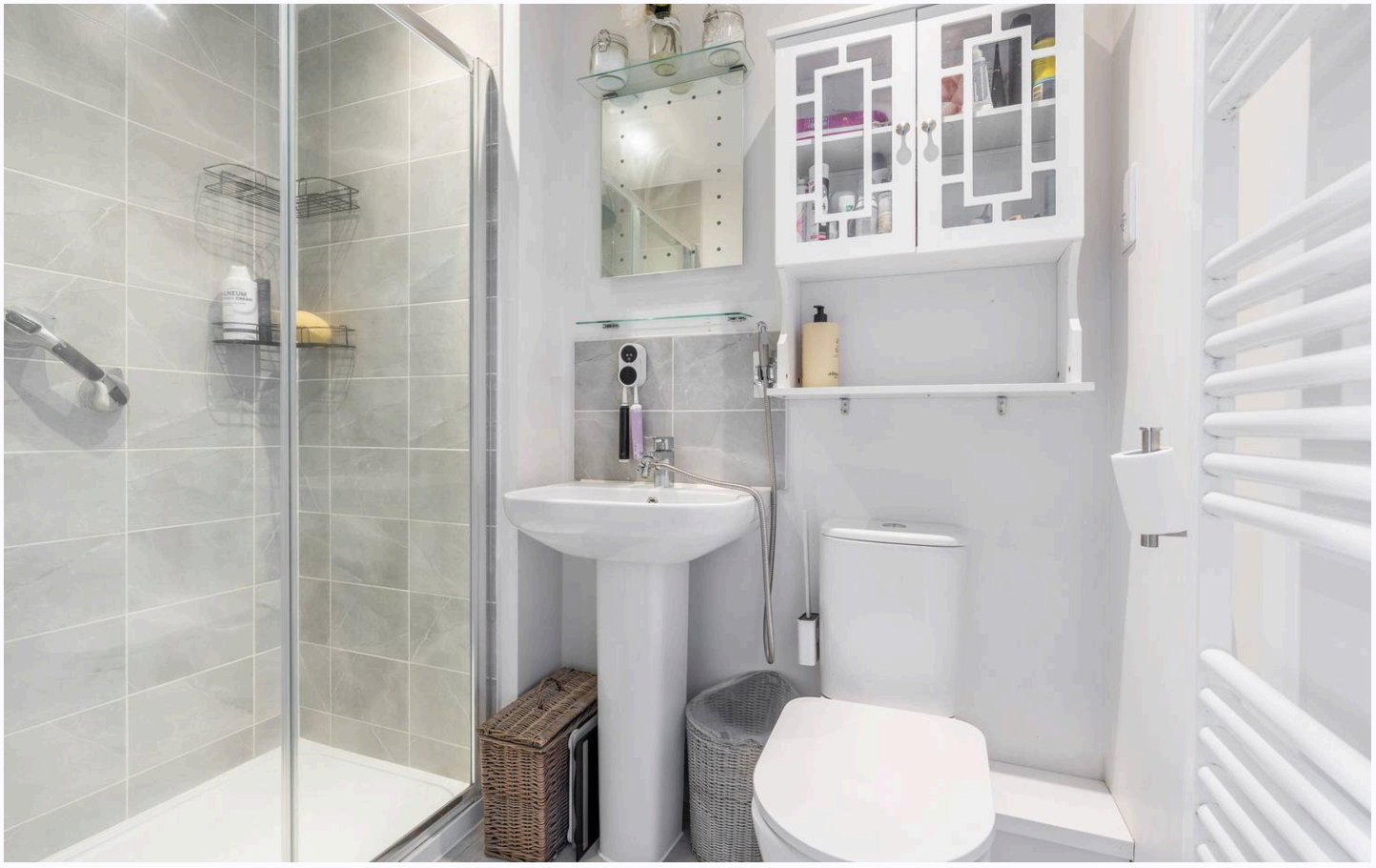
Regular road links provide straightforward access to the Norwich Northern Distributor Road, creating efficient routes across the county and connections towards the A47, A11 and wider regional road network. Norwich railway station offers direct services to London Liverpool Street and numerous regional destinations, making the area a practical choice for commuters. Regular bus services also connect Horsford with Norwich and neighbouring villages.

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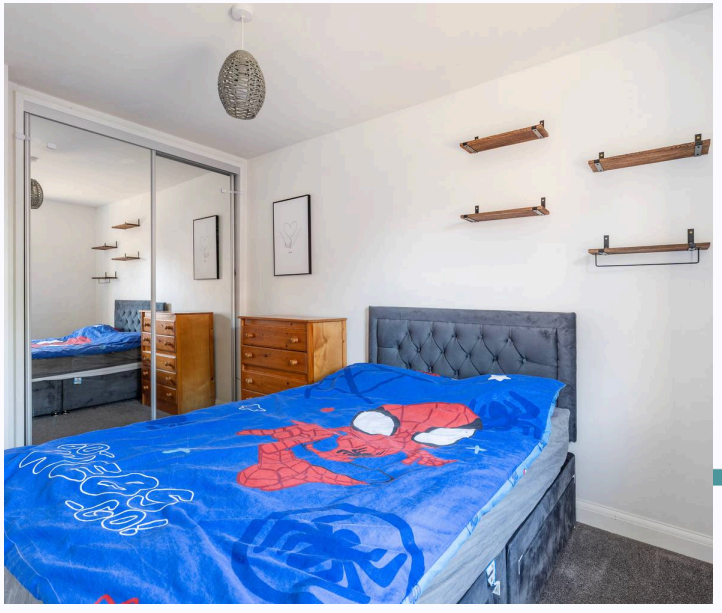












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Residents can explore an extensive network of rural footpaths, bridleways and countryside walks, while nearby attractions such as Mousehold Heath, the Norfolk Broads and the county's renowned coastline provide opportunities for outdoor recreation throughout the year. Popular destinations including Reepham, Aylsham and the historic city centre of Norwich are all within easy reach, offering a diverse range of dining, shopping and leisure experiences.

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Upon entering the property, you are welcomed by a bright entrance hall which immediately sets the tone for the accommodation beyond. Practical and inviting, the hall provides access to the principal ground floor rooms and benefits from a useful cloakroom comprising a low-level WC and hand wash basin, offering added convenience for everyday family life and visiting guests.

The living room is a well-proportioned and comfortable reception room, creating an excellent space in which to relax and unwind. A large window to the front aspect allows plenty of natural light to flood the room, enhancing the bright and airy feel. The room is further complemented by a useful storage cupboard, providing valuable practicality whilst maintaining a clean and uncluttered living environment.

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Positioned to the rear of the property, the kitchen forms the heart of the home and has been thoughtfully designed to cater for both everyday living and entertaining. Fitted with an attractive range of wall and base units, complemented by generous work surface space, the kitchen provides ample storage and functionality. Integrated cooking appliances include an inset oven, gas hob and extractor hood, whilst additional space is available for further appliances. A breakfast bar creates an informal dining area, ideal for busy mornings or social gatherings. French doors open seamlessly into the conservatory, enhancing the sense of space and connectivity between the living areas.

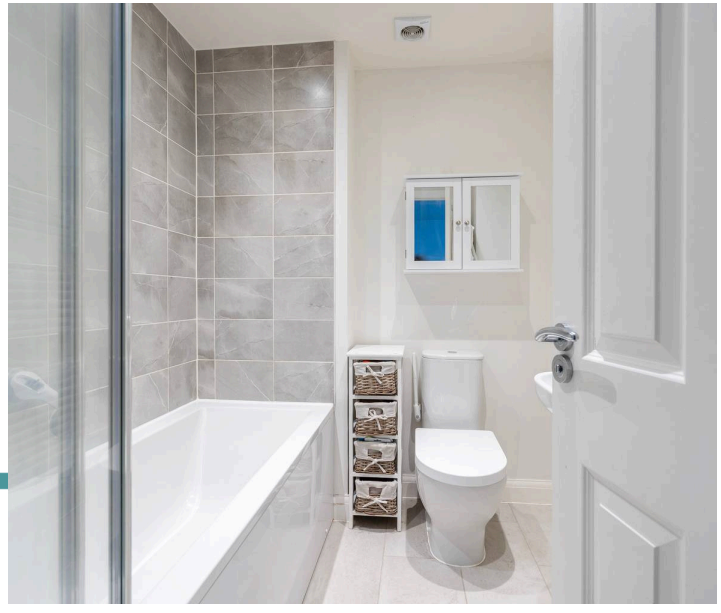
The spacious conservatory represents a superb addition to the property and offers exceptional versatility. Flooded with natural light through extensive glazing, this impressive room provides the perfect setting for a family room, dining area, home office or peaceful sitting room overlooking the garden. French doors lead directly outside, creating an effortless flow between indoor and outdoor living during the warmer months.

Ascending to the first-floor, the landing provides access to all three bedrooms, the family bathroom and the loft space, which benefits from ladder access, offering valuable additional storage.

The principal bedroom is a generous and inviting room positioned to the rear of the property. Featuring built-in storage and enjoying pleasant views over the garden, it benefits from the added luxury of a private en-suite shower room comprising a shower enclosure, wash basin and WC.

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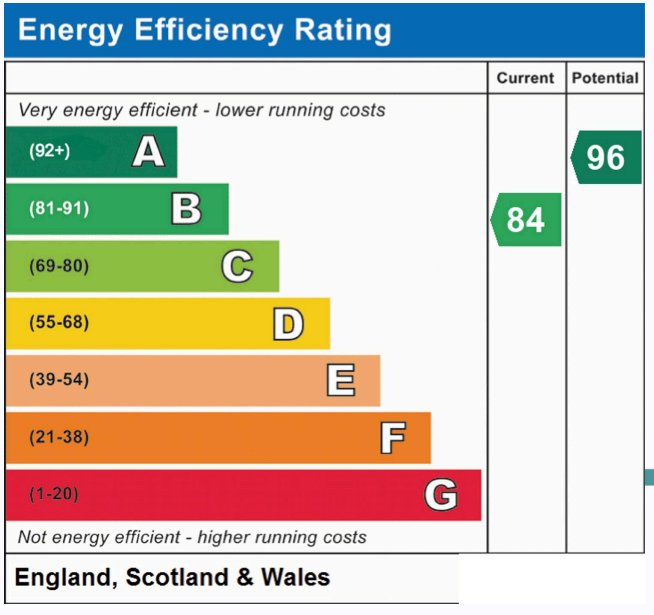












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Bedroom two is another well-proportioned double room situated to the front aspect, offering excellent versatility for family members, guests or those requiring home-working space. Bedroom three is an ideal single bedroom, nursery or study, again enjoying plenty of natural light and flexibility to suit a range of individual requirements.

Serving the remaining bedrooms is the family bathroom, which is well appointed and fitted with a panelled bath, pedestal wash basin and low-level WC. Attractive tiling, vanity storage and a heated towel rail complete the room, creating a practical and comfortable space for everyday use.

Externally, the property continues to impress. To the front, a brick-weave driveway provides off-road parking and creates a welcoming first impression, whilst a pathway leads to the entrance framed by mature shrubs and established planting.

The rear garden has been thoughtfully arranged to offer a variety of outdoor spaces for both relaxation and recreation. A generous patio area provides the ideal setting for outdoor dining and entertaining, whilst the enclosed lawn offers ample space for children and pets to enjoy. Decorative shingled borders add visual interest and low-maintenance appeal, while a timber shed provides useful external storage. Enclosed and well maintained, the garden offers an attractive extension of the living accommodation and a wonderful setting to enjoy throughout the seasons.

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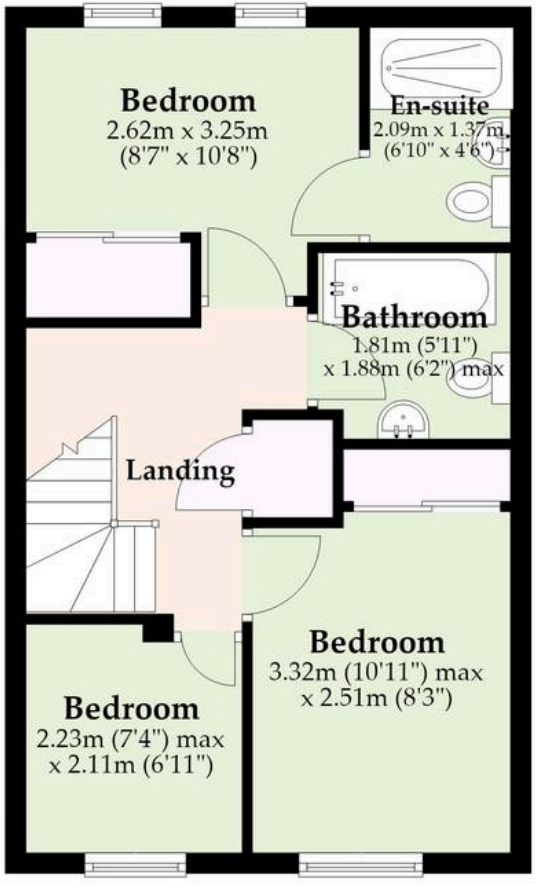
Ground Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



Total area: approx. 82.3 sq. metres (885.8 sq. feet)

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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.

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