

Arnolds | Keys



Causeway Drive, Horstead, NR12 7ES

Space, natural light, superb neutral presentation and a generous garden make this an ideal Broadland family home. Situated in a small exclusive cul-de-sac in a popular village (the neighbouring village to Coltishall), there is an impressive sitting room with an attractive reclaimed brick fireplace, pamment tiled hearth and multi-fuel burner. A real bonus of this home is the family room which adjoins the dining room as well as a study. Spacious kitchen/breakfast room and generous utility room, four bedrooms, master en-suite, double garage, gas central heating, double glazing.

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- Superb family house in a popular Broadland village
- Spacious, character sitting room and three further reception rooms
- Four bedrooms, master en-suite
- Generous garden



**ENTRANCE DOOR TO:-
RECEPTION HALL**

Staircase to first floor.

STUDY

8' 2" x 6' 11" (2.49m x 2.11m)

SITTING ROOM

21' 9" x 13' (6.63m x 3.96m) Attractive reclaimed brick fireplace with pavement tiled hearth and brass burner with inset multi fuel burning stove. Wall lights. Double doors to the dining room.

DINING ROOM

13' x 11' 5" (3.96m x 3.48m) Patio doors to the rear garden.

FAMILY ROOM

14' 11" x 10' 10" (4.55m x 3.3m) A dual aspect room with French doors to the garden.

KITCHEN/BREAKFAST ROOM

18' 1" x 11' 5" (5.51m x 3.48m) A range of wood fronted base and wall units. Integrated Bosch dishwasher. One and a half bowl sink unit with mixer tap. Integrated Stoves double electric oven and hob, with extractor hood above. Space for fridge/freezer. Breakfast bar. Tiled floor.

UTILITY ROOM

11' 4" x 10' 1" max, 7'4" min (3.45m x 3.07m) Single bowl stainless steel sink unit. Space for washing machine and tumble dryer. Gas-fired central heating boiler. Part glazed door to the rear garden.

WC

WC and wall mounted wash basin. Door to double garage.

FIRST FLOOR LANDING

Built-in airing cupboard.

MASTER BEDROOM

14' 1" x 13' (4.29m x 3.96m)

EN-SUITE SHOWER ROOM

Tiled shower cubicle, WC and pedestal wash basin. Part tiled walls.

FAMILY BATHROOM

Panelled bath with shower over and shower screen, WC and pedestal wash basin. Part tiled walls. Tiled floor.

BEDROOM TWO

13' 1" x 10' 7" (3.99m x 3.23m)

BEDROOM THREE

11' 7" x 11' 6" (3.53m x 3.51m)

BEDROOM FOUR

8' 8" max, 6'11" min x 8' 1" (2.64m x 2.46m)

OUTSIDE

At the front of the property there is a gravelled driveway providing off road parking for several vehicles. There is an attached double garage, 18' x 16'5", with two up-and-over doors, power and light and access door from the utility room. The front garden has established shrubs, beds and borders, while the generously sized rear garden is laid to lawn, with established shrubs and trees. There is also a paved terrace.

COUNCIL TAX BAND

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LOCATION

Horstead is a popular Broadland village (the neighbouring village to Coltishall), offering good local amenities including a renowned public house/restaurant, shops, primary school, Post Office stores and easy access to both Norwich and the Broads capital of Wroxham.

DIRECTIONS

From Wroxham/Hoveton village centre pass Roys Department Store and at the mini roundabout turn left signposted Coltishall. Follow the road into Coltishall and, at the junction with the petrol station on the right hand side, turn left. Follow the road over the bridge into Horstead and turn immediately right into Causeway Drive, where No.4 will be found towards the end of the cul-de-sac on the left hand side, indicated by an Arnolds Keys For Sale board.

VIEWING

Strictly by appointment with Arnolds Keys Wroxham on 01603 782053.

ENERGY PERFORMANCE RATING

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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