



4 Pyehurn Close, Horsford

£650,000 Freehold



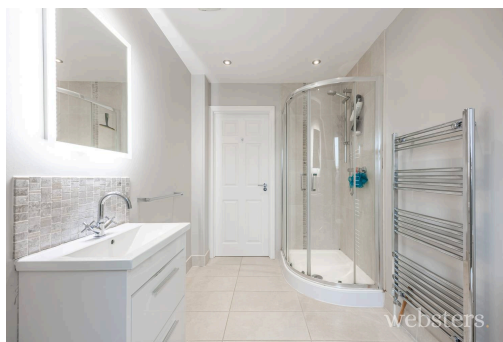
websters.

Situated within an exclusive development of just four properties in the highly sought-after village of Horsford, this exceptional five bedroom detached family residence offers the perfect blend of modern luxury and thoughtfully designed living space.

The property welcomes you with a spacious, bright entrance hall, featuring spot lighting, an understairs storage cupboard, and a striking oak staircase that leads to the first floor. The ground floor boasts under floor heating throughout, ensuring comfort in every room, while the inviting sitting room is enhanced by bi-fold doors and a feature fireplace with a wood burner set in a brick surround and quartz hearth.



- Luxurious five bedroom detached house in a quiet cul-de-sac location, consisting of four total properties
- High-end kitchen with integrated appliances, with separate utility room
- Living room with wood burner & bifold doors
- Spacious ground floor family room offering versatility
- Double garage and parking for a minimum of 4 cars
- Immaculate condition throughout



The high specification kitchen/breakfast room is a true highlight, equipped with gloss-fronted wall and base units, granite quartz worktops, a central island and breakfast bar, and integrated appliances including a fridge/freezer, dishwasher, induction hob, and double oven. Bi-fold doors from the kitchen create a seamless flow for entertaining, and the adjacent utility room provides space for laundry appliances, additional storage, and houses the combination boiler. The dining room, accessed via oak glass panel doors, is ideal for both formal and casual gatherings, while the separate family room at the front of the property offers versatility as a playroom, home office, or snug. A well-appointed downstairs WC completes the ground floor.

Upstairs, the first floor landing leads to four generously proportioned double bedrooms, each with TV points and ample natural light. The master suite is particularly impressive, featuring a dedicated dressing area with mirrored wardrobes, a window to the side, and a contemporary en suite shower room fitted with a mains power walk-in shower, vanity unit, and heated towel rail. The family bathroom is equally luxurious, offering a freestanding bath, walk-in shower, vanity unit, and heated towel rail. Bedroom five, located on the ground floor, provides flexibility for guests or multi-generational living. Additional features include spot lighting throughout, high quality flooring, and a comprehensive heating control system for each room. The property is presented in immaculate condition, reflecting meticulous attention to detail and care by the current owners. Ample parking is provided by a shingle driveway, with space for at least four vehicles, complemented by a detached double garage equipped with an electric up and over door, power, lighting, and a side access door. Security is enhanced by external cameras, ensuring peace of mind. This outstanding home is ideally situated for families seeking a peaceful yet well-connected location, with easy access to local amenities, reputable schools, and transport links.

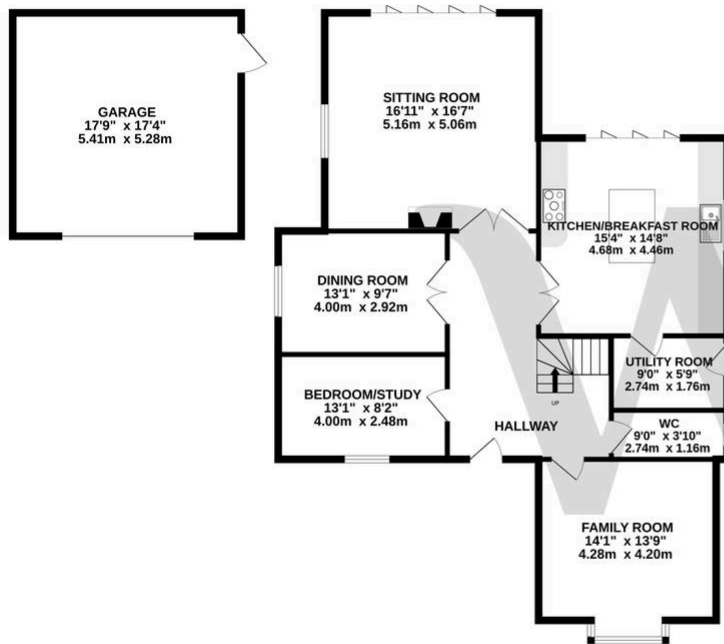
Council Tax band: E

Tenure: Freehold

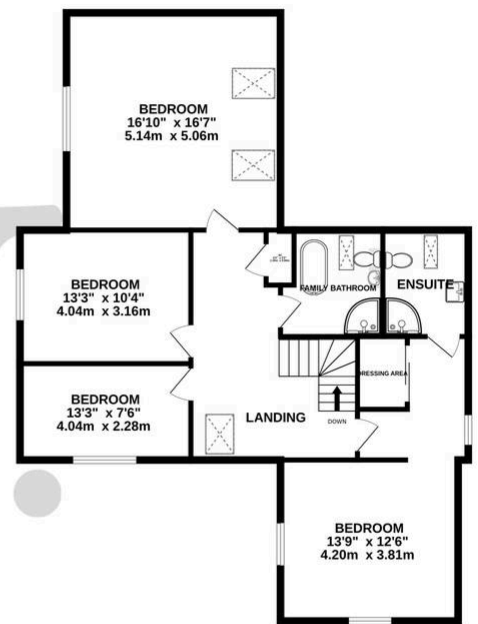
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

GROUND FLOOR
1487 sq.ft. (138.1 sq.m.) approx.



1ST FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



TOTAL FLOOR AREA : 2560 sq.ft. (237.8 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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