



11 Rowan Crescent, Horsford

Guide Price £425,000

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11 Rowan Crescent

Horsford, Norwich

A beautifully presented four-bedroom detached family home offering contemporary interiors, herringbone Karndean flooring throughout the ground floor and electric vehicle charging, set within a popular and well-connected village. This impressive detached house offers well-balanced and thoughtfully arranged accommodation, ideally suited to modern family living.

The property opens into a welcoming central hallway, setting the tone for the interior beyond. The entire ground floor is laid with striking herringbone Karndean flooring, providing a seamless and elegant finish that enhances the sense of quality throughout.

The principal reception space is the spacious kitchen and dining room, forming the heart of the home. Designed with both everyday living and entertaining in mind, it features sleek contemporary cabinetry, integrated appliances and a generous breakfast bar, together with ample space for a family dining table. Patio doors open to the side garden, drawing in natural light and providing direct access outside. An adjoining utility room, with rear access, offers valuable additional storage and laundry space.



- Immaculate four-bedroom detached family home
- Sought-after village setting, positioned opposite open green space
- Impressive kitchen/dining room with doors opening onto the garden
- Separate utility room for added practicality
- Principal bedroom with en-suite shower room
- Fitted electric charging point

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The sitting room is positioned to the front of the house and benefits from an attractive bay window, creating a light-filled and versatile reception area with ample space for a range of furniture arrangements. One highlight here being the media wall thoughtfully added by the current owners. A well-appointed cloakroom completes the ground floor accommodation.

On the first floor, the principal bedroom provides a generous and restful retreat, complemented by a contemporary en suite shower room with a walk-in shower, wash basin and WC. There are three further bedrooms, including a particularly spacious second bedroom, together served by a modern family bathroom fitted with a bath, wash basin and WC. The fourth bedroom offers flexibility as a nursery, study or home office.

Outside, the property benefits from a fully enclosed side garden, ideal for children and outdoor entertaining. A single garage provides additional storage and secure parking, together with the added advantage of electric vehicle charging, ensuring the house is well-equipped for modern living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Garden

Outside, the property benefits from a fully enclosed side garden, ideal for children and outdoor entertaining. In addition, there is a park nearby, providing excellent outdoor space for children and families to enjoy. A single garage provides additional storage and secure parking, together with the added advantage of electric vehicle charging, ensuring the house is well-equipped for modern living.

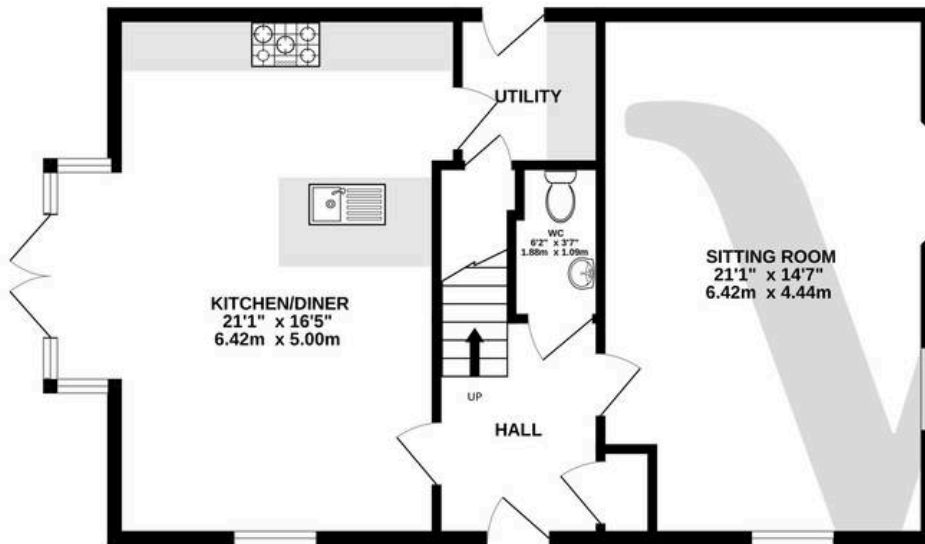
GARAGE

Triple Garage

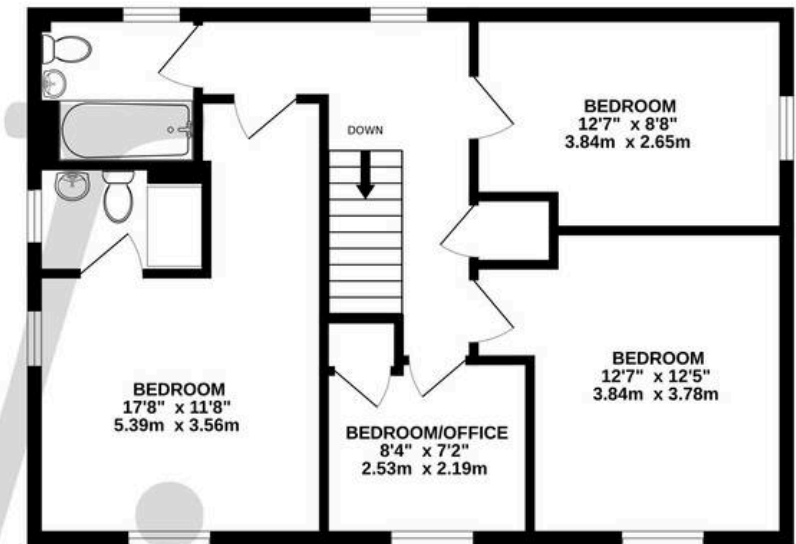
Parking to the side and front of the property.



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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