



356 Holt Road, Horsford

£500,000 Freehold



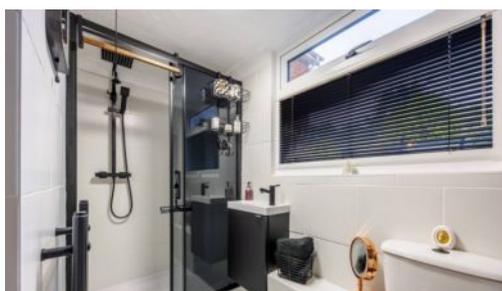
websters.

Situated in the highly sought-after village of Horsford, this beautifully renovated five-bedroom detached home offers exceptionally versatile accommodation, perfectly suited to modern family living. The property has been further enhanced by newly installed solar panels, a new boiler and new perimeter fencing, providing improved energy efficiency, security and peace of mind for prospective buyers.

The property is approached via a spacious front porch, which opens into a bright and welcoming entrance hallway with built-in storage and access to a convenient ground floor WC. At the heart of the home is the expansive living/dining room, featuring an open fireplace, side aspect window and sliding doors that lead into the conservatory. Flooded with natural light from rear and side aspect windows, the conservatory provides a relaxing space to enjoy throughout the year.



- Renovated throughout
- Set back on a generous plot, parking for multiple cars with good sized rear garden
- Four reception rooms
- Five bedrooms
- Tandem garage with game room/study at the rear
- Versatile living accommodation



The well-appointed kitchen is fitted with a range of wall and base units, worktops, extractor fan, sink, Rangemaster cooker, and space for an oven and white goods, complemented by a side aspect window. The ground floor also benefits from a fifth bedroom with a brand-new en suite, incorporating a built-in cupboard, front aspect window and a modern shower room with WC, wash basin and rear aspect window. Further accommodation includes a utility room and a separate office, ideal for home working, with a rear aspect window.

To the first floor, the landing provides access to four well-proportioned bedrooms, all featuring built-in storage and a variety of aspect windows allowing for plenty of natural light. The family bathroom is fitted with a bath and overhead shower, WC, wash basin and a side aspect window.

Externally, the property boasts a substantial integral tandem garage, accessible from both the front and rear, offering excellent potential for use as a games room, home gym or additional study area (subject to requirements). The house is set back on a generous plot with ample off-road parking for multiple vehicles, while the new fencing enhances privacy and security.

Ideally located close to excellent local amenities, schools and transport links, this impressive home offers flexible living space in a highly desirable setting.

Council Tax band: D

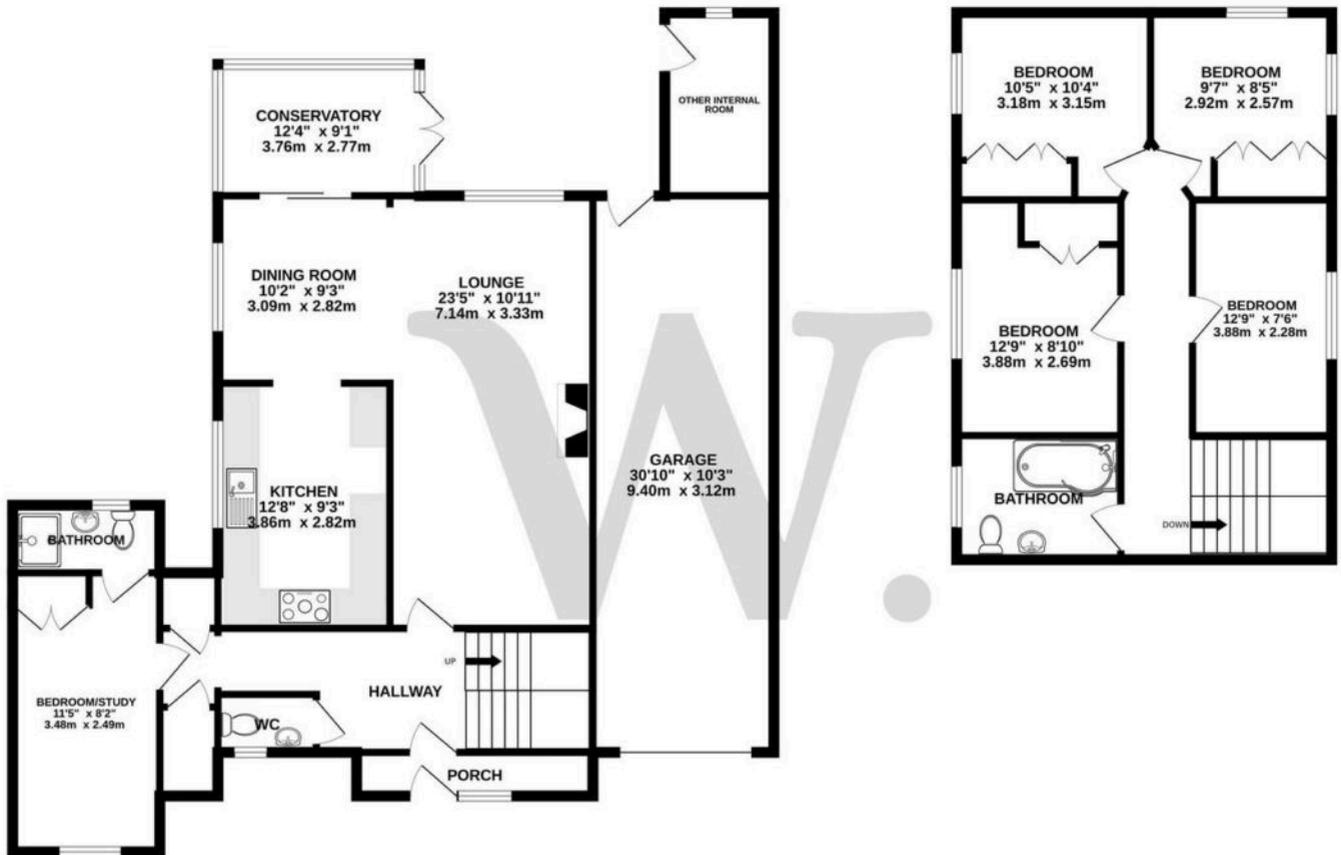
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

GROUND FLOOR
1244 sq.ft. (115.6 sq.m.) approx.

1ST FLOOR
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1841 sq.ft. (171.0 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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