

55 Harpsfield, Norwich

£275,000 Freehold

This charming 4-bedroom detached house offers a blend of comfort and practicality, providing a warm and welcoming ambience for its future residents. With its versatile layout, sunlit conservatory, and convenient location, this property presents a rare opportunity to live in style and comfort. Nestled in a sought-after residential area with excellent transport links to Norwich city centre, this home offers a versatile layout perfect for modern family living.

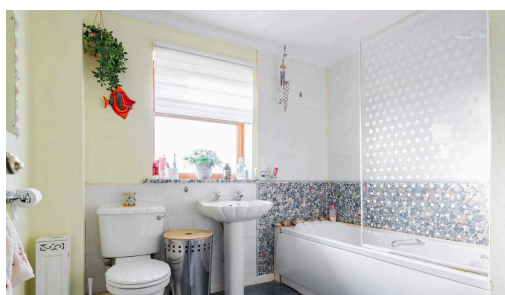
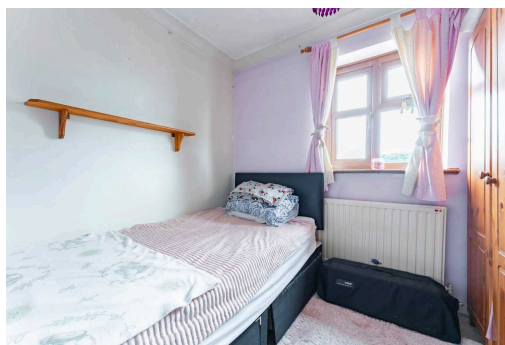
Location

Situated in the sought-after NR5 area of Norwich, Harpsfield offers the perfect blend of suburban tranquillity and urban convenience. This charming location is ideal for families, professionals, and students alike, with the University of East Anglia just a short distance away. Excellent transport links provide easy access to Norwich city centre, which is renowned for its vibrant shopping, dining, and cultural attractions. Nature enthusiasts will appreciate the proximity to Eaton Park and the idyllic Norfolk countryside. Additionally, local amenities, including supermarkets, schools, and leisure facilities, are all within easy reach, ensuring a convenient and fulfilling lifestyle for residents.



Harpsfield

Upon entering the property, one is welcomed into a spacious porch providing access to the ground floor bedroom/study, ideal for those seeking a convenient workspace or guest bedroom. The porch seamlessly flows into the inviting lounge, boasting a cosy gas fireplace and an archway leading to the dining room.



French doors off the dining room open into a sunlit conservatory, offering a tranquil spot to relax and unwind.

The kitchen, accessible from the dining room, is well-appointed with a fitted range of wall and base units, complemented by ample work surfaces, a sink and drainer, and space for essential appliances. A door in the kitchen leads to a large walk-in space, providing potential for conversion into a utility room or en-suite.

Upstairs, the property reveals three well-proportioned bedrooms, each offering comfort and privacy for all family members. A family bathroom completes the first floor, featuring a bath with shower over, WC, and wash basin.

Outside, the property features an enclosed rear garden, thoughtfully designed for easy maintenance with lawn and patio areas, a shed for additional storage, an outside tap, and power supply. A side access gate ensures convenience for accessing the front of the property.

Additionally, this property benefits from a driveway providing off-road parking. Local amenities, including supermarkets and schools, are within easy reach, enhancing the property's convenience for daily living.

Agents Notes

We understand this property will be sold freehold, connected to all main services

Council Tax band: C

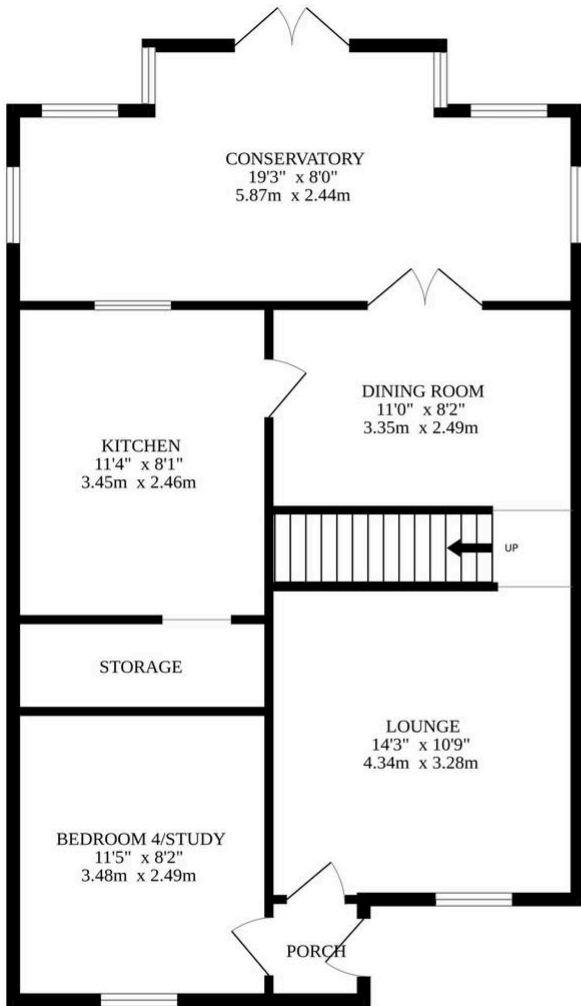
Tenure: Freehold

EPC Energy Efficiency Rating: D

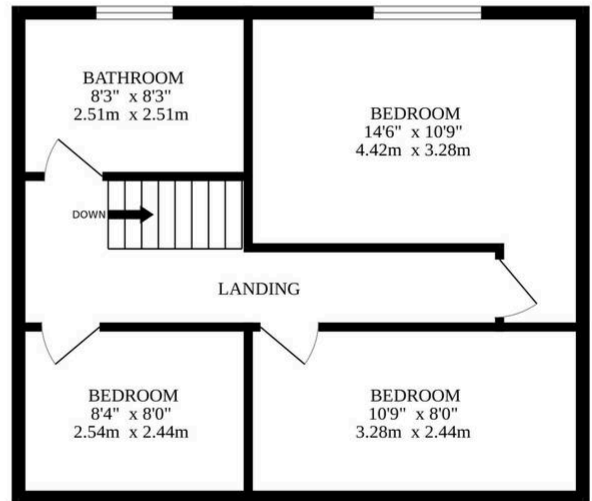
EPC Environmental Impact Rating: D



GROUND FLOOR



1ST FLOOR



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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