



61 Harwood Road | Lakenham | Norwich | NR1 2NG

Offers In Excess Of £300,000

****Beautifully renovated, Three-Bedroom Semi-Detached Home with Exceptional Garden and High-Spec Kitchen**** The ground floor features a welcoming entrance hall, a bright and comfortable lounge, and a standout kitchen/diner fitted with a top-of-the-range Wren kitchen. Highlights include sleek quartz worktops & upstands, integrated appliances (dishwasher and washing machine), a pull-out larder with a mini version, electric induction hob, Belling oven, and a double fridge-freezer. Door leading directly to the stunning rear garden, and there's a convenient understairs storage cupboard and downstairs WC.

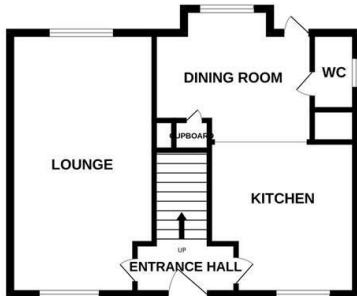
Upstairs, the first-floor landing leads to three generously sized double bedrooms and a family bathroom. The property further benefits from gas central heating, full double glazing, and on-road parking to the front.

The Stunning, Three-Tier Garden, features elegant porcelain steps leading to a spacious porcelain patio—perfect for outdoor entertaining. A well-maintained lawned area is framed by English larch sleepers, complemented by mature, established planting. The English larch decking area provides direct access to a versatile office/gym space, with ample room for a hot tub to complete the retreat-like setting. Practical touches include electric points throughout, ideal for lighting or outdoor appliances.

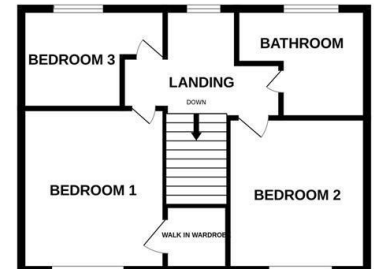
This home offers a perfect blend of contemporary comfort, thoughtful design, and outdoor lifestyle—ideal for families! Book your viewing to appreciate the property to the fullest!



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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Location

Harwood Road can be found to the south of Norwich close by to many popular local amenities such as schooling, shops, supermarkets, pubs and restaurants and is within walking distance of the City Centre, Norwich bus station and Chapel Field shopping complex. There is ease of access to Norwich train station, Riverside Development, Norwich Ring Road, the A47 southern bypass, A11 and A140.

Accommodation Comprises

Door too.

Entrance Hall

Doors to lounge and kitchen

Lounge 19'5" x 10'4"

Door to hallway, two double glazed windows to both front and rear aspect. Decorative gas fire.

Kitchen/ Dining room 19'4" x 10'11"

Top-of-the-range Wren kitchen with quartz worktops. Includes integrated dishwasher and washing machine, a pull-out larder with a mini version too, electric induction hob, and Belling oven. Double fridge-freezer. Door leading to the rear garden and hallway. Double-glazed windows to both front and rear aspects. Understairs cupboard and door to WC.

Downstairs WC

low level wc and hand wash basin.

First Floor Landing

Doors to, family bathroom, bedroom one, two and three

Bedroom One 11'10" x 10'11"

Door to landing, double glazed window to front aspect, radiator and door to walk in dressing room/ wardrobe.

Bedroom Two 12'2" x 9'1"

Door to landing, built in wardrobe, radiator and double glazed window to front aspect.

Bedroom Three 11'11" x 8'3"

Door to landing, Radiator, double glazed window to rear aspect.

Bathroom

Japanese soak bath with shower overhead, hand wash basin unit, low level WC, free standing feature radiator, double glazed window to rear aspect.

Outside Office/Gym 12'4" x 12'4"

Double glazed windows and French doors to decking, spotlights throughout.

Outside Rear

Beautifully landscaped three-tier garden featuring porcelain steps leading to a stylish patio area. A lawned section is bordered by UK-grown larch sleepers and mature planting. The larch decking area offers access to a home office/gym with space for a hot tub. Electric points are installed throughout. The lower tier includes a rendered wall, storage shed, and gated side access.

Outside Front

Fenced in front garden with shingle and raised sleepers. Feature area for bins with gate to front and side.

Local Authority

Norwich City council. Tax band B.

Utilities


Ultrafast full fibre broadband available.
Mains water and electric.

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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