



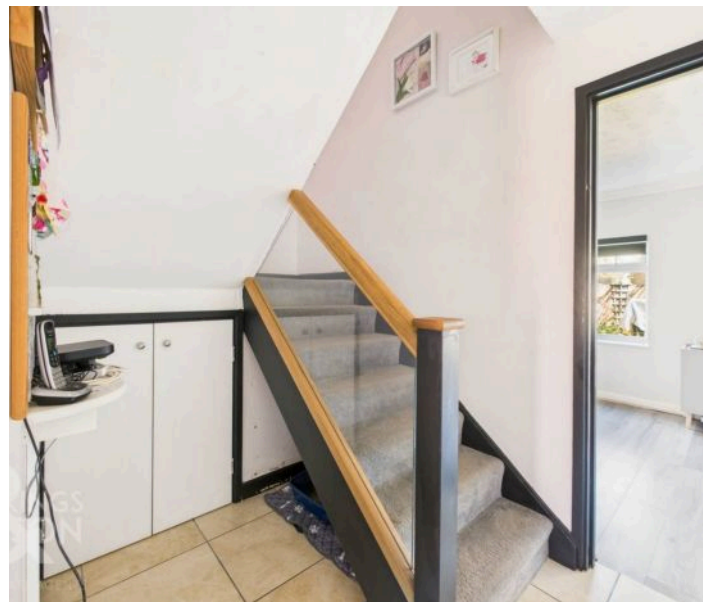
Harry Barber Close, Norwich - NR5 9DY



Harry Barber Close

Norwich

Sitting towards the end of a quiet close, this MODERNISED and EXTENDED END OF TERRACE HOUSE has been finished to a brilliant standard benefitting from a brand new gas combination boiler fitted in 2025 and bathroom in 2024. The living space is split over THREE LEVELS offering over 1000 Sq. Ft of versatile accommodation including a 17' SITTING ROOM, kitchen and newly fitted bathroom all serving THREE DOUBLE BEDROOMS all of which boast BUILT IN WARDROBES with the larger room having potential to be split in to two if so desired. The rear garden is fully enclosed and predominantly laid to lawn with a canopy of trees at the very rear adding to the PRIVACY.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- End Of Terrace House
- Loft Conversion Creating Over 1000 Sq. Ft Of Living Space (stms)
- 17' Sitting Room Back Onto Rear Garden
- Bathroom Fitted In 2024
- Three Double Bedrooms With Built In Wardrobes
- New Gas Combination Boiler In 2025
- Private & Enclosed Rear Garden
- Situated Down A Quiet Close

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You also have the Longwater Retail Park just a 10 minute drive away, offering a full range of retail outlets. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.

SETTING THE SCENE

The property can be found set back from this quite close with all brand new fencing to the front of the home giving way to a low maintenance front garden where an external storage shed can be found to the left of the front door before heading inside leaving potential for this space to be converted to add a ground floor WC.



THE GRAND TOUR

Once inside, a large tiled entrance lobby will initially greet you creating the ideal space to slip off coats and shoes before heading indoors. Here, there is potential to change the external brick storage area into a ground floor WC as so many have done with access coming from this internal lobby. Turning to your right, the kitchen can be found with a wide range of wall and base mounted storage units with tiled splashbacks which in turn give way to space for appliances such as a standalone fridge/freezer, oven and hob with plumbing for a washing machine and dishwasher also featuring a breakfast bar seating area and uPVC double glazed window to the front of the home. The very rear of the property is occupied by a generously sized 17' sitting room complete with all wooden effect flooring and dual rear facing aspect courtesy of the uPVC double glazed window and door into the garden. Within the space there is ample room for a formal dining table and sitting room suite separately incredibly well lit courtesy of its aspect.

The first floor landing splits to allow access into two of the double bedrooms as well as a large built in storage cupboard and the all new 2024 fitted bathroom complete with tiled flooring and rainfall shower head mounted over the bath with glass screen with large heated towel rail. The two double bedrooms on this floor are both laid with carpeted flooring and both benefit from built in storage. The slightly smaller of the rooms sits towards the front of the property with floor space suitable for a double bed with additional storage whilst a larger bedroom sits towards the rear of the home measuring some 15' in length with the addition of built in wardrobes with two rear facing windows.

The second floor hosts a fantastic loft conversion creating a versatile space suited for busy families where the landing grants easy access to eaves storage. The bedroom itself measures some 18' in length and also houses wall to wall built in wardrobes. The large open floor space here is conducive to a potential choice of layouts with the possibility of turning this one bedroom into two if so desired.

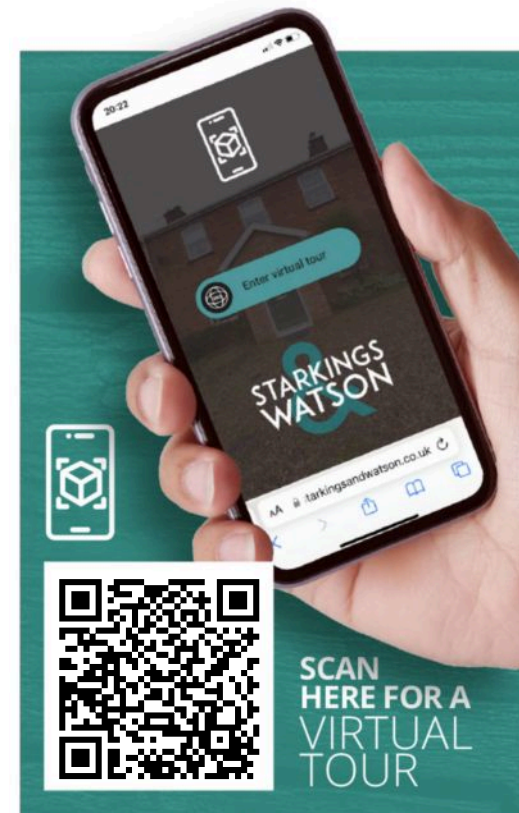
FIND US

Postcode : NR5 9DY

What3Words : ///hers.retain.divide

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







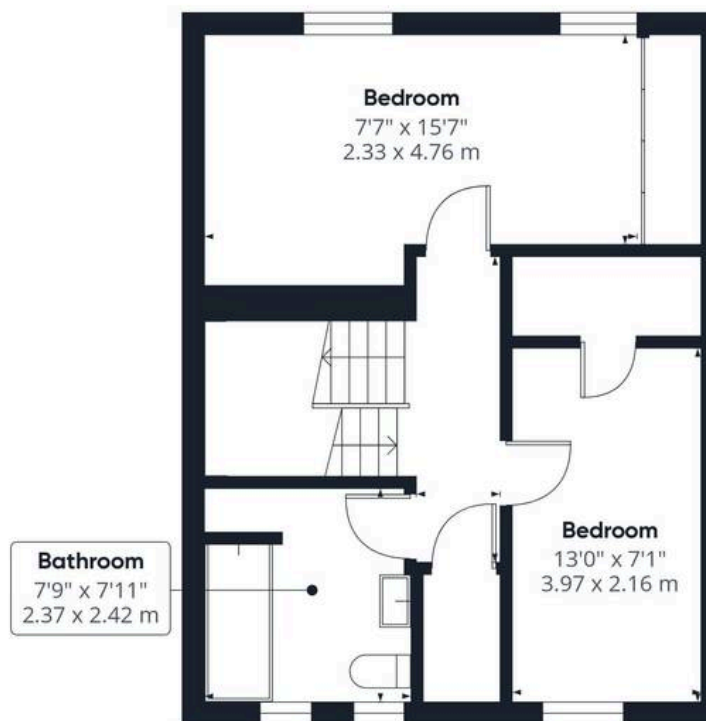
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with a mixture of timber fencing and brick wall creating a private and fully enclosed space where a canopy of trees at the rear add vibrancy and privacy to the predominantly lawned garden space.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1004.07 ft²
93.28 m²

Reduced headroom

25.84 ft²
2.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.