



9a, Harford Manor Close, Norwich, NR2 2LW

Offers Over £450,000

- MODERN DETACHED PROPERTY
- TWO SHOWER ROOMS
- SOUGHT AFTER CONVENIENT LOCATION
- NO ONWARDS CHAIN
- FOUR DOUBLE BEDROOMS
- TUCKED AWAY PRIVATE LOCATION
- BEAUTIFULLY PRESENTED CONTEMPORARY ACCOMMODATION
- SPACIOUS LIVING ROOM WITH LOG BURNER

9a, Harford Manor Close, Norwich NR2 2LW

Tucked away on a private road, this beautifully presented detached home offers modern, spacious and versatile accommodation. Offering four double bedrooms, two shower rooms and two reception rooms, ample off road parking and all conveniently located close to the City Centre.



Council Tax Band: F



DESCRIPTION

A superb detached property offering spacious, bright and versatile accommodation arranged over two floors. Having been extended and refitted in recent years the property provides well presented accommodation comprising entrance hall, spacious lounge with feature wood burner and double doors to a large conservatory, fitted kitchen with high gloss finish to door fronts and appliances, 3 double ground floor bedrooms, a shower room, wet room and a utility room. On the first floor is a large bedroom with Juliet balcony.

The property is tucked away off this private road within a popular and highly convenient location in the Golden Triangle, with ample parking, a car port and good size gardens. Harford Manor Close will be found off Ipswich Road, to the South side of the city and within the outer ring road. The City Centre with its full range of facilities is within walking distance as are local shops, schools and the Norwich City College. Regular public transport operates in the area.

ENTRANCE HALL

UPVC door to front entrance, solid wood flooring, radiator, window to rear aspect and stairs to first floor, glazed doors to living room.

LIVING ROOM

A delightful and spacious room with a feature cast iron wood burner, radiator, fitted carpet, radiator, door to inner hall and sliding doors to conservatory.

CONSERVATORY

Double glazed French door to rear garden, carpet, double glazed windows, radiator.

KITCHEN

A superb room with attractive and comprehensive range of fitted base and wall units finished with high gloss door fronts and under counter lighting, work surface with inset double sink and island unit with breakfast bar. Electric Range cooker and space for an American style fridge/freezer, integrated dishwasher, cupboard housing gas fired boiler.

UTILITY ROOM

UPVC double glazed door to front, double glazed

window to side aspect, fitted with a range of base and wall units, work tops with inset stainless steel sink, tiled floor, space and plumbing for a washing machine and dishwasher. Door to kitchen.

WET ROOM

Double glazed window to front aspect, fitted with a vanity unit with inset wash hand basin, WC, radiator, tiled floor, mains connected shower, heated towel rail, extractor fan.

BEDROOM THREE

Two double glazed windows to front, Double glazed French doors to rear, carpet, radiator.

BEDROOM FOUR

Double glazed window to front aspect, built in double wardrobe, carpet flooring, radiator.

SHOWER ROOM

Double glazed window with obscured glass to rear aspect, fitted with a modern three piece suite comprising walk in shower with mains connected shower, vanity unit with wash hand basin, WC, tiled flooring, radiator, extractor fan.

BEDROOM TWO

Double glazed window to rear aspect, carpet, double built in wardrobe, radiator.

BEDROOM ONE

A large room on the first floor with vaulted ceiling, two double glazed Velux windows, double glazed window to rear aspect with French doors opening to Juliet Balcony, carpet, radiator, in eaves storage.

OUTSIDE

The property is tucked away on a private close and has mainly low maintenance, paved gardens surrounding. There is ample parking with a shingle driveway to the front and an attached carport.

AGENTS NOTES

Mains drainage, gas, water and electricity connected.

There is an annual payment of £75 for maintenance of shared areas.

Council Tax Band F - Norwich City Council

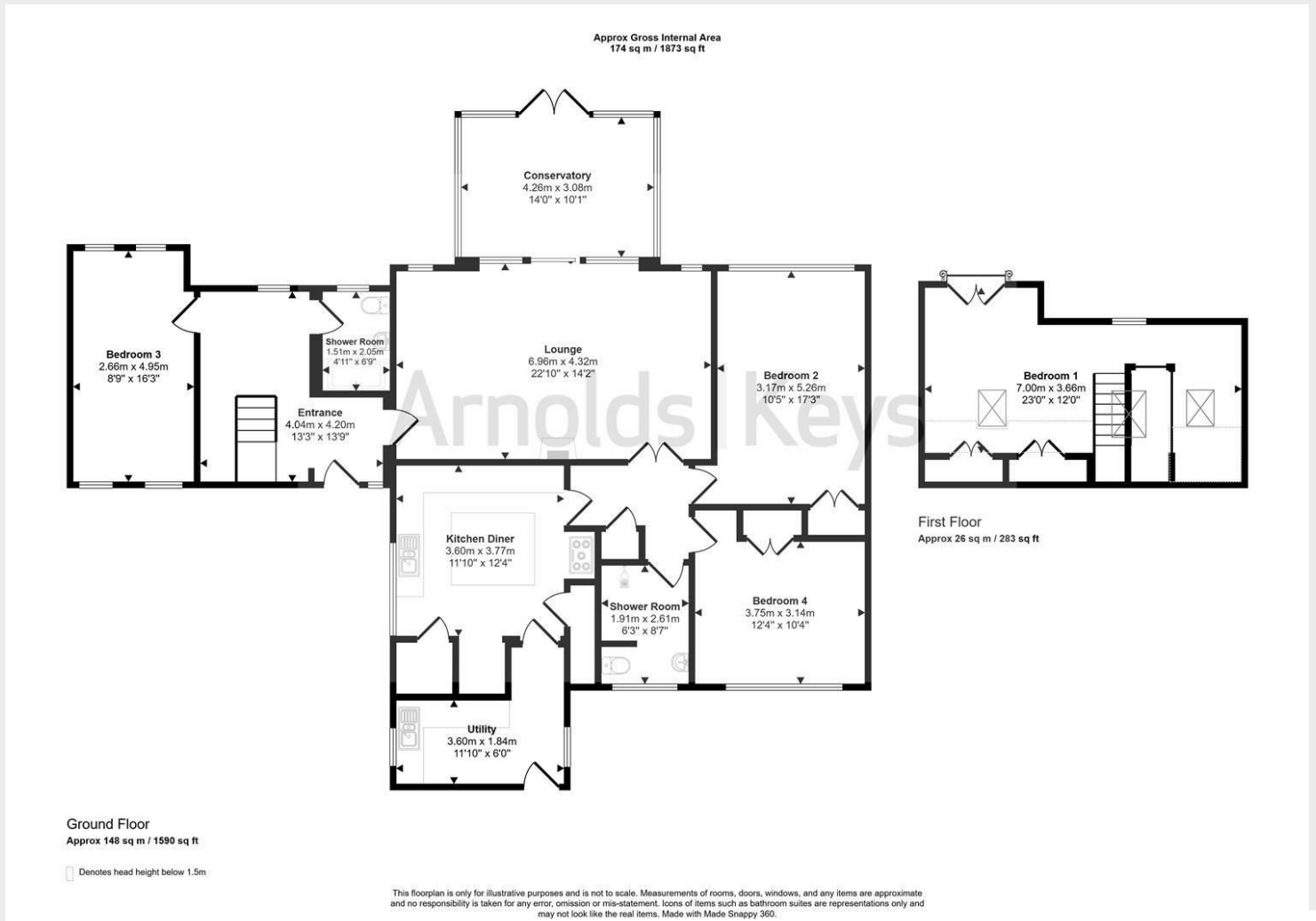


Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

