

propertyladder



Harvest Close, Hainford, NR10 3TA

A Spacious Three Bedroom End Terrace Home!

GUIDE PRICE £250,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

WELCOME TO YOUR NEW HOME!

This delightful end-terrace property seamlessly blends space and practicality to meet all your lifestyle needs.

As you step inside, you're greeted by a welcoming entrance lobby. The ground floor boasts a convenient WC and a spacious living room perfect for relaxation and entertaining. Beyond, you'll find a contemporary kitchen diner at the rear, offering a modern touch and plenty of room for culinary adventures and family meals.

Upstairs, the property features three well-appointed bedrooms, making it ideal for families or those seeking extra space. The family bathroom serves as a perfect retreat for unwinding after a long day.



“ a contemporary kitchen diner at the rear, offering a modern touch and plenty of room ”



Overview

- END TERRACE HOUSE
- THREE BEDROOMS
- TWO ALLOCATED PARKING SPACES
- MODERN KITCHEN DINER
- ENTRANCE PORCH & GROUND FLOOR WC
- FIRST FLOOR BATHROOM
- CLOSE WITHIN QUIET CUL-DE-SAC
- VENDOR HAS FOUND CHAIN FREE HOUSE



Location

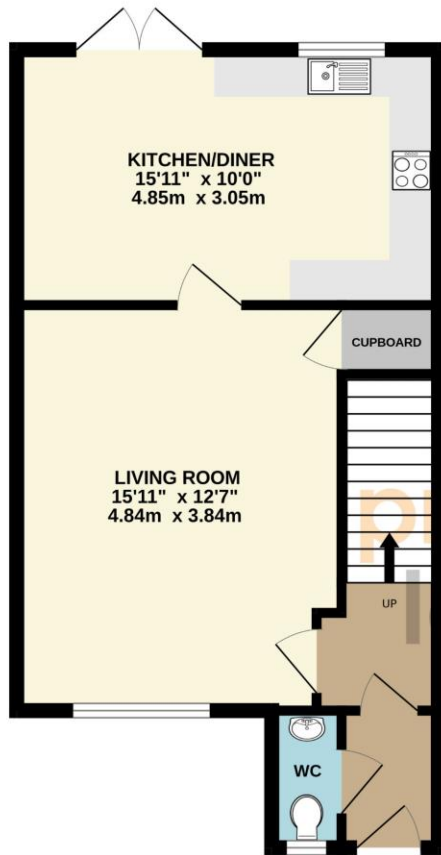
Hainford is a rural village, surrounded by farmland whilst being located approximately six miles North East of Norwich. It has a variety of local amenities including a primary and pre-school, village hall, church and public house and an array of local businesses. There is a regular bus into Cromer, North Walsham and Norwich. The village of Coltishall is also within easy reach and also offers local shops, restaurants and other amenities.



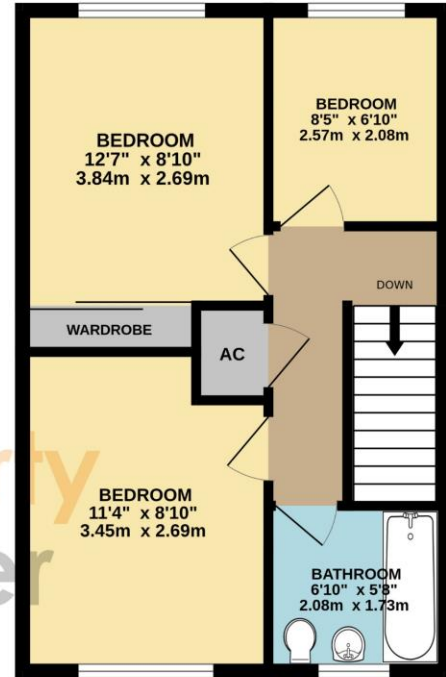
Outside

Outside, the property offers two allocated, off road parking spaces. The rear garden proves fully enclosed consisting of lawn and patio area. Please note, the neighbouring property has right of way through the properties garden, to the side access gate.

GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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