

propertyladder



The Crofts, Harpsfield, Norwich, NR5 9LJ
A Chain Free Four Bedroom Detached Cul-De-Sac Home

£325,000 to £350,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2023, 2024 & 2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

Calm Seclusion Meets Beautiful Family Space

Positioned to the rear of a quiet cul-de-sac and offered to the market with no onward chain, this spacious detached family home provides exceptionally versatile and spacious living accommodation!

The property opens into a welcoming entrance lobby, with a convenient ground floor WC immediately to the left, before leading into the main entrance hall. From here, you will find an impressive 18ft living room, which flows seamlessly through to a formal dining room and then into a substantial 19ft wide conservatory, creating an excellent series of interconnected reception spaces. The ground floor is completed by a generous kitchen/diner, offering an exceptional amount of cupboard and worktop space, together with access to the property's integral garage. Upstairs, the spacious landing provides access to four well-proportioned bedrooms, with one bedroom benefiting from a large en-suite shower room. A family bathroom completes the first floor.



“a pleasant level of privacy, creating a secluded and enjoyable outdoor space that is ideal for both relaxing and entertaining!”



- Detached Family Home
- No Onward Chain
- Positioned To Rear Of Quiet Cul-De-Sac
- Four Bedrooms Off Landing
- Three Reception Rooms
- Driveway & Integral Garage
- En-Suite Shower Room & First Floor Bathroom
- Entrance Hall & Ground Floor WC
- Spacious Kitchen/Diner



Location

The property is situated within The Crofts, Harpsfield, in the popular NR5 area of Norwich, enjoying a peaceful residential setting whilst remaining conveniently positioned for a range of everyday amenities. Bowthorpe Shopping Centre is within easy reach, providing a useful selection of shops and services, whilst Longwater Retail Park is also close by, offering supermarkets, retail outlets, dining and leisure facilities. Families are well catered for with a number of schools nearby, including Chapel Break Infant School and St Michaels V.A. Junior School, with Ormiston Victory Academy also within the wider area. Public transport is particularly convenient, with bus stops located just moments from The Crofts and Harpsfield, providing regular services towards Norwich and surrounding areas. The location also offers straightforward access to the A47 and Norwich city centre, making it well suited to both families and commuters.



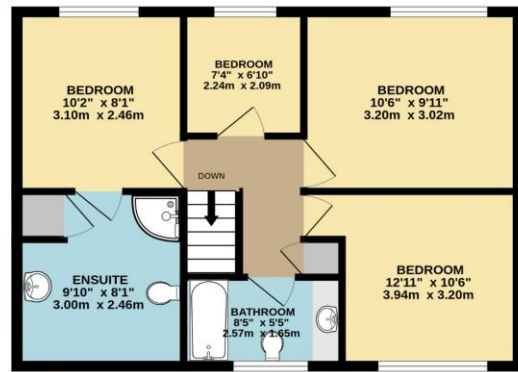
Outside

Outside, the property benefits from a private driveway providing off road parking for two to three vehicles, together with the added convenience of a generous 17ft integral garage. To the rear, the property enjoys a particularly private and fully enclosed garden, with access provided directly from both the conservatory and a gated side entrance. The rear garden consists of a large decking area, an area of well maintained lawn, areas of shingle and a useful outdoor shed. Mature shrubs, trees and established planting provide a pleasant level of privacy, creating a secluded and enjoyable outdoor space that is ideal for both relaxing and entertaining!

GROUND FLOOR
936 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.3 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		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: B

Local Authority: Norwich City Council

Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity



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