



32 NORFOLK ROAD, HARROGATE

GUIDE PRICE £1,650,000



A stunning detached family home boasting charm and character throughout.

32 Norfolk Road is a handsome and beautifully appointed, detached family home, situated in a most sought-after location in the heart of Harrogate within walking distance to renowned schools, excellent transport links, as well as shops, bars and restaurants in the town centre.

Upon entry of this beautiful double fronted home is an entrance vestibule leading through into a generous and welcoming central reception hall with staircase leading to a galleried landing.

To the left of the entrance hall is a living room with dual aspect windows, large front facing bay and a gas fireplace.

To the right of the entrance hall is a formal dining room with further fireplace and views over the front entrance.



Tenure Freehold	Local Authority North Yorkshire Council	Council Tax Band G	EPC Rating E
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To the rear of the ground floor is a fantastic open plan dining kitchen which spans the full width of the house and has two sets of bi-folding doors leading out to the rear garden.

The bespoke hand painted kitchen offers in-frame shaker style cabinetry with granite work tops, breakfast bar, central island, range cooker and integrated appliances. There is also a generous utility room with separate external access and WC.

To the far end of the dining kitchen is a light filled snug/reception area with bi-folding doors out to the rear enclosed garden - the perfect space for entertaining with family and friends.

To the first floor is a stunning open galleried landing - with ample space for a work desk - providing access to four generous double bedrooms. The master offers built in wardrobes and a tiled en suite shower room and the other three are serviced by the house bathroom with both bath and separate shower.

On the top floor is a further double bedroom with Velux windows, built in wardrobes and an en suite shower room.

Services

We are informed that the property is connected to mains gas, electric and water.

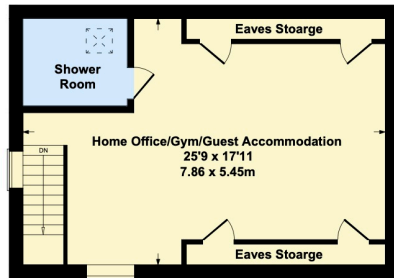


Outside & Coach House

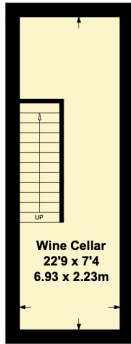
The property is fronted by private electric gates opening onto a lengthy crunch gravel driveway which leads to the rear of the house, with a large parking and turning area. The particularly generous plot offers beautiful wrap around gardens which are mainly laid to lawn with established planted borders, terraced seating areas and mature trees and hedges to the boundaries, providing a high degree of privacy.

There is a detached double garage/coach house to the rear of the property, serviced by its own private entrance. Incorporating a cleverly converted first floor, which is currently used as a home office/work from home area. This fantastic space could be used for a variety of different purposes such as a gym, studio or guest accommodation as it benefits from a shower room. There is also an impressive wine cellar to the lower ground floor of the garage/coach house building.

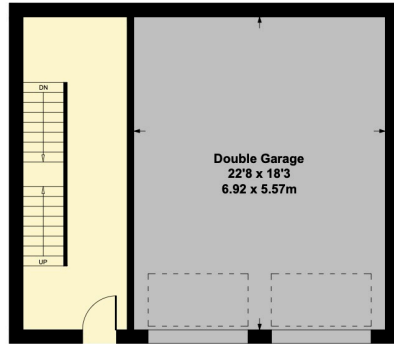




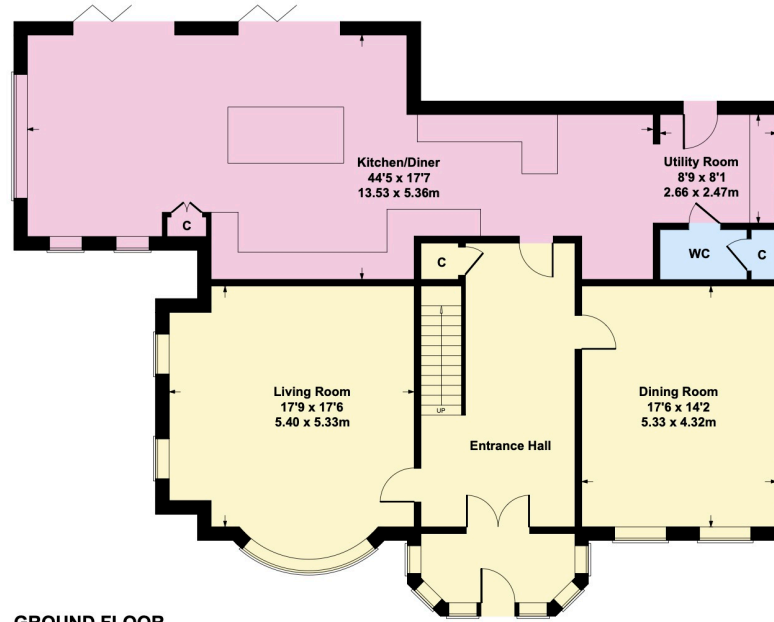
GARAGE FIRST FLOOR



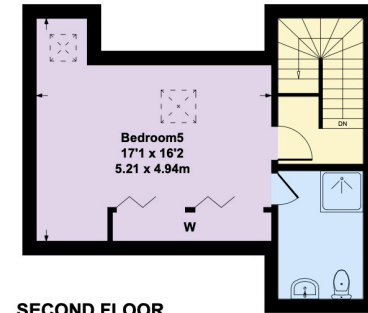
CELLAR



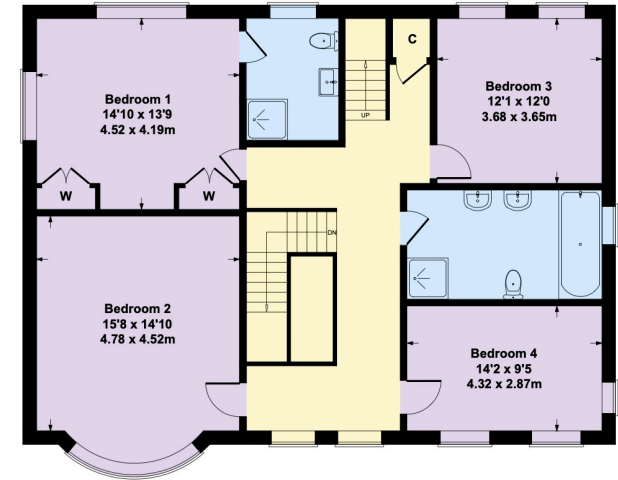
GARAGE GROUND FLOOR



GROUND FLOOR



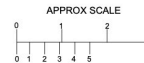
SECOND FLOOR



FIRST FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

32 Norfolk Road, Harrogate, HG2 8DA



APPROXIMATE GROSS INTERNAL AREA
 House - 3240 sq ft - 301 sq m
 Garage - 1184 sq ft - 110 sq m
 Total - 4424 sq ft - 411 sq m

HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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