

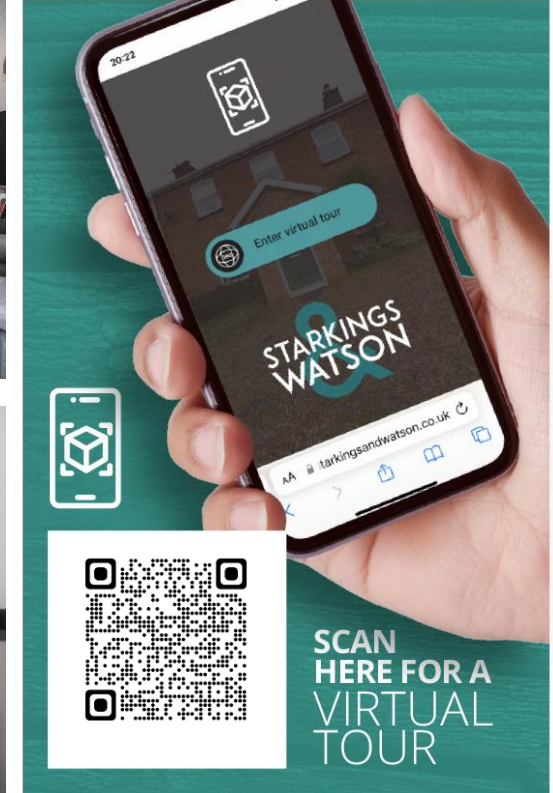
HARVEY CLOSE

Horsford, Norwich NR10 3FR

Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY TO LET



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- Modern Semi-Detached Home
- Private Lawned Gardens
- Kitchen with Integrated Appliances
- Sitting/Dining Room with French Doors
- Three Bedrooms
- Master with En Suite & Dressing Room
- Self Contained Home Office/Storage
- Off Road Parking & Storage Garage

This IMMACULATELY PRESENTED modern SEMI-DETACHED HOME offers a SPACIOUS INTERIOR with a CONTEMPORARY DECOR, PRIVATE LAWNED GARDENS and SELF CONTAINED HOME OFFICE/STORAGE. Occupying a CUL-DE-SAC POSITION with off road parking and a storage garage, the property offers uPVC double glazing, gas fired central heating and SOLAR WATER HEATING. An attractive and WELCOMING hall offers stairs to the first floor, with doors to the CLOAKROOM, kitchen with INTEGRATED APPLIANCES, and SPACIOUS 17' SITTING/DINING ROOM with FRENCH DOORS to the rear garden. The first floor offers THREE BEDROOMS including the MASTER with EN SUITE and WALK-IN WARDROBE, along with the family bathroom. The rear garden is a GREAT SIZE, with EXTENDED PATIO, lawned garden and access to the SELF CONTAINED HOME OFFICE/STORAGE.

LOCATION

Situated in Horsford, a popular village, which lies to the North side of Norwich, offering a range of local amenities including Village School and Hall, recreation ground, local shopping facilities and bus services to Norwich. The village is highly sought after, and benefits from access to the Broadland Northway which connects to the A47 for Norwich, Yarmouth and also onto the A11 for access to London.

DIRECTIONS

You may wish to use your Sat-Nav (NR10 3FR) but to help you...Leave Norwich via Cromer Road which in turn becomes Holt Road. Follow this road to the roundabout where you take the first exit onto the Broadland Northway. Follow the road to the first roundabout and take the third exit signposted Holt/Horsford. Proceed along the road until there is a further roundabout, take the first exit on to Holt Road. Continue along and through the village of Horsford. turning right at

the turning for Mill Lane. Pass the school and turn left onto Memorial Road, taking the second right hand turn into Harvey Close, where the property can be found straight ahead, indicated by our To Let board.

With low maintenance gardens to front, the driveway adjacent offers off road parking.

Obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, telephone point, stairs to first floor landing, smooth ceiling, doors to:

CLOAKROOM

White two piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, tiled splash backs, continued wood effect flooring, radiator, extractor fan, smooth ceiling.

KITCHEN/BREAKFAST ROOM

12' 2" x 8' 2" (3.71m x 2.49m) Comprehensive modern fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, inset gas hob and built-in electric oven with glass splash back and extractor fan, continued wood effect flooring, integrated fridge freezer, washing machine and dishwasher, under-cupboard lighting, cupboard housing wall mounted gas fired central heating boiler, heating timer controls, built-in pan drawers, uPVC double glazed window to front, radiator, smooth ceiling, door to:

SITTING/DINING ROOM

17' 4" x 15' 5" Max. (5.28m x 4.7m) Fitted carpet, radiator x2, uPVC double glazed full height windows and French doors to rear, television and telephone points, built-in under stairs storage cupboard, door to entrance hall, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Attractive contrasting exposed wood and painted staircase, fitted carpet, built-in airing cupboard housing hot water tank, smooth ceiling, doors to:

DOUBLE BEDROOM

10' 10" x 10' 8" (3.3m x 3.25m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, thermostat heating control,



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smooth ceiling, doors to:

WALK-IN WARDROBE

4' 9" x 4' 9" (1.45m x 1.45m) Fitted carpet, built-in hanging rails and storage shelving.

EN SUITE

Modern white three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, double shower cubicle with thermostatically controlled shower, tiled walls, vinyl flooring, heated towel rail, shaver point, smooth ceiling with extractor fan.

FAMILY BATHROOM

Modern white three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer tap, tiled splash backs, vinyl flooring, heated towel rail, uPVC obscure double glazed window to side, smooth ceiling with extractor fan.

DOUBLE BEDROOM

11' 10" x 8' 7" (3.61m x 2.62m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

BEDROOM

8' 3" x 6' 8" (2.51m x 2.03m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobe, smooth ceiling.

OUTSIDE REAR

The property offers a lawned garden with extended patio offering an ideal outside entertaining and alfresco dining space. The garden backs onto a local farm, offering a high degree of privacy. Access leads to the front driveway and study/storage.

STUDY/STORAGE

13' 3" x 10' 2" (4.04m x 3.1m) uPVC double glazed door to side, uPVC double glazed window to rear, electric radiator, smooth ceiling.

STORAGE GARAGE

10' 8" x 6' 7" (3.25m x 2.01m) Up and over door to front, storage above.

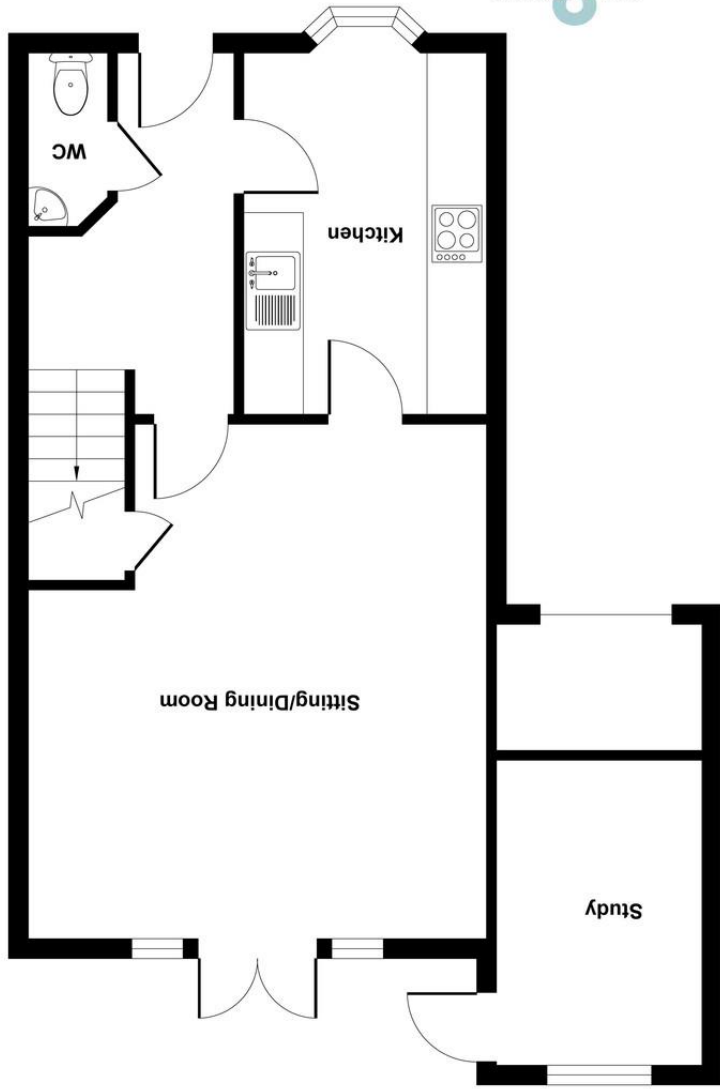
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Price:

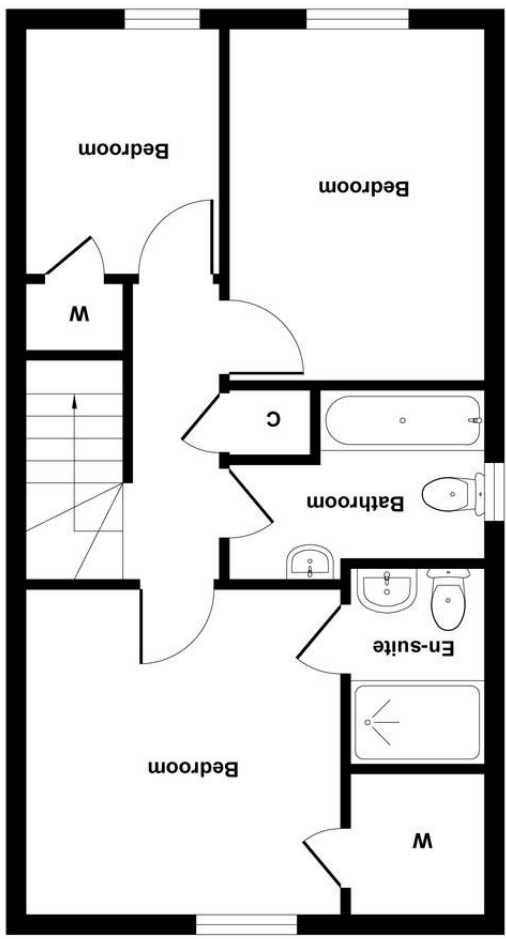


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Ground Floor
Approximate Floor Area
568 sq. ft



First Floor
Approximate Floor Area
460 sq. ft

Approx. Gross Internal Floor Area 1028 sq. ft