



Harvest Close, Hainford, NR10 3TA

Extended Chain Free Three Bedroom Semi Detached Chalet Bungalow!

GUIDE PRICE £425,000 - £450,000 *freehold*



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

VERSATILE LIVING OPPORTUNITY!

This extended semi-detached chalet bungalow offers a fantastic opportunity for multi-generational living, with the added benefit of a self-contained, one-bedroom annexe at the rear of the garden. Thoughtfully designed with accessibility in mind, the annexe is disability-friendly, providing independent yet connected living for family members!

The main bungalow features three well-proportioned bedrooms, two situated at the front on the ground floor and one upstairs. The ground floor comprises a bathroom with both a bath and shower, a dedicated study, a generously sized living room, and a well equipped kitchen-diner. A bright and airy garden room, enhanced by a stunning roof lantern, floods the space with natural light and seamlessly connects the home to the beautifully maintained garden. This Hellesdon home is ideal for families looking for flexible living arrangements in a comfortable and well-appointed setting!



“ a self-contained, one-bedroom annexe at the rear of the garden ”



Overview

- Self Contained Annexe - Disability Friendly
- Outbuilding With Hot Tub & Shower Room
- 27ft Car Port, Workshops & Outdoor Bar
- Bright & Airy Garden Room With Roof Lantern
- No Onward Chain
- Ample Outdoor Space & Parking
- Substantial Plot & Versatile Living Opportunity



Location

Hellesdon is a popular location which is approximately 6 miles from Norwich City Centre. It has great transport links into the City Centre including a Park & Ride Bus Service, and a close proximity to Norwich International Airport. There are a number of amenities including, local schools, such as Hellesdon High School and Sixth Form, local shops, public houses, restaurants a library and a large recreation ground all very close.



Outside

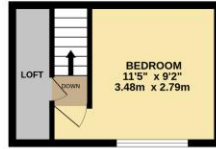
Beyond the annexe, the garden boasts a variety of additional features designed for relaxation, entertainment, and practicality. A well-appointed outbuilding houses a luxurious hot tub and shower room, while another outbuilding has been transformed into a stylish bar-perfect for entertaining. A substantial 27ft-long carport provides ample covered parking, and there are useful workshop and office areas that offer versatile spaces for hobbies, storage, or working from home. The remainder of the garden consists of two laid lawn areas and various patio areas.

GROUND FLOOR
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 sq.m.) approx.
While 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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1ST FLOOR
169 sq.ft. (15.7 sq.m.) approx.



GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.
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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

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