

propertyladder



Harvest Close, Hainford, NR10 3TA

A Chain Free, Four Bedroom Detached Village Home!

GUIDE PRICE £340,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SPACIOUS MODERN HOME!

Situated within Freethorpe & recently renovated throughout, this end terrace home is a perfect blend of modern comfort and countryside charm. Lovingly upgraded by its current owners, the property boasts exceptional field views from the upstairs bedrooms! The ground floor features a cosy living room complete with a feature wood burner. A newly fitted, modern kitchen flows seamlessly into the dining room, creating a bright and open space for entertaining. Upstairs, you'll find two generously sized double bedrooms and a family bathroom. With numerous upgrades, including new windows and doors, as well as efficient air source heating, this end terrace house proves an ideal first home!



“ground floor features a cosy living room complete with a feature wood burner”



Overview

- End Terrace House
- Two Double Bedrooms
- Driveway & Garage
- Modern Kitchen & Dining Area
- Open Field Views From Bedroom
- Living Room With Feature Wood Burner
- New Windows, Doors & Air Source Heating
- Enclosed Rear Garden
- First Floor Family Bathroom
- Ideal Starter Home In Immaculate Condition



Location

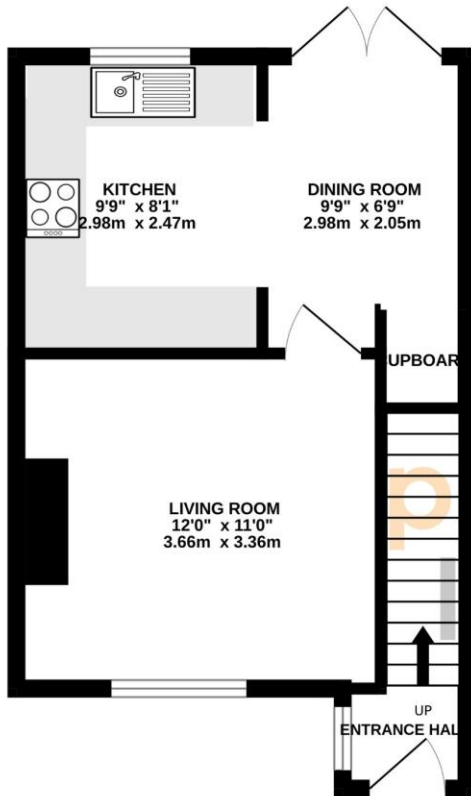
The village of Freethorpe is a highly sought-after location, nestled within a peaceful and picturesque landscape. It boasts a range of local amenities and offers convenient access to the A47, with Great Yarmouth, the Norfolk coastline, and Norwich city centre all within easy reach. Just a short drive away is the larger village of Acle, which provides an extensive selection of amenities, including village shops, schools, and a train station.



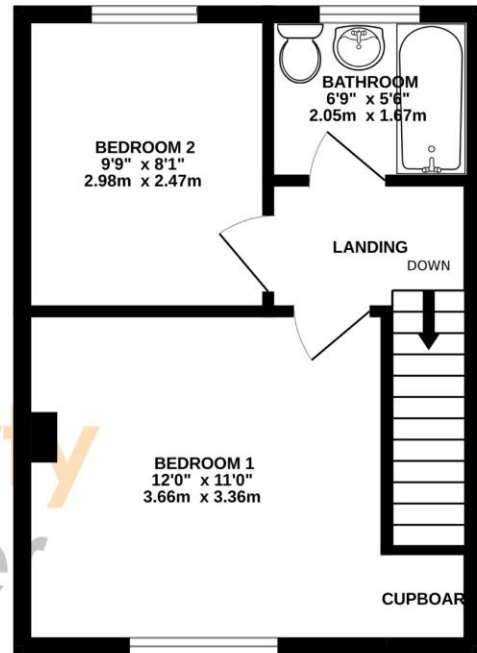
Outside

Outside, the property benefits from its own private driveway, offering comfortable parking for two vehicles. Furthermore, it has the added convenience of its own garage, with electrics. The rear garden proves fully enclosed, and has two seating areas, with one decking area and a separate patio area. A small shed and neatly stacked firewood add functionality to the garden.

GROUND FLOOR
316 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, AIR SOURCE HEAT PUMP

Score	Energy rating	Current	Potential
92+	A		113 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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