



Harvest Close, Hainford, NR10 3TA

Extended Two Bedroom Detached Chalet, Offered In Turn Key Condition!

Offers in Excess of **£310,000** freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

RELAX IN STYLE - YOUR BEAUTIFUL CHALET AWAITS!

This beautifully extended and detached chalet has been meticulously upgraded by its current owners, making it a perfect, move-in-ready home. Upon entering, you are welcomed into a spacious hallway that leads to a stunning, modern kitchen diner, fitted just a year ago. Designed for both style and practicality, the kitchen features a full-length fridge, a generous pantry cupboard, and a high-end range cooker, with an adjoining utility area for added convenience. The ground floor also benefits from a WC, a spacious living room, and a light-filled dining room, forming part of the thoughtfully designed extension. Upstairs, there are two well-proportioned double bedrooms, one of which offers large built-in wardrobes, along with a newly fitted, modern bathroom. Further upgrades include new windows throughout the majority of the house, new doors and whole host of general cosmetic upgrades.



“garage has been transformed into a functional outbuilding, proving a versatile space”



Overview

- Extended Living Accommodation
- Modern Kitchen Diner
- Two Double Bedrooms
- Vastly Improved Throughout
- Private & Low Maintenance Garden
- Large Garage/Outbuilding With Power & Electrics
- Two Reception Rooms
- Ground Floor WC & First Floor Bathroom
- Quiet Cul-De-Sac Of Old Catton





Location

Located in The Paddocks, this property boasts a prime location with an abundance of local amenities right at your doorstep. Enjoy the convenience of a Morrisons supermarket, a variety of local shops, and a delightful village pub, all catering to your daily needs. Families will appreciate the excellent selection of nearby schools for all ages and the convenience of a local doctor's surgery. The area is well-connected with superb public transport links, ensuring easy access to Norwich City Centre for hassle-free commuting and leisure trips.

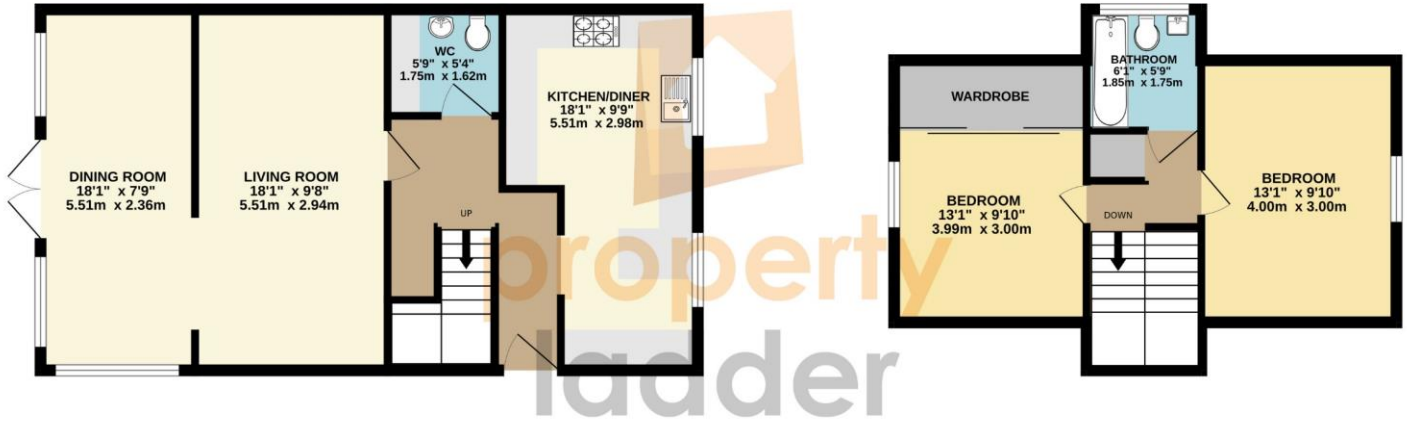


Outside

The property benefits from its own private driveway, offering off road parking for a number of vehicles. The rear garden proves low maintenance and offers excellent privacy. A covered patio area offers an excellent social and private space, whilst the neatly maintained lawn adds a touch of greenery, boarded by a combination of bark chippings, paving and a dedicated children's play area. The detached garage has been transformed into a functional outbuilding, proving a versatile space. Equipped with electrics, power, and water, it is perfect for use as a secure storage space or can easily be converted into a home office, workshop, or hobby room.

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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