

FREEHOLD



Bungalow - Detached

THE CROFTS, HARPSFIELD NORWICH NR5 9LJ

Price Guide

£250,000

FEATURES

- Detached Bungalow
- Sitting/Dining Room
- Kitchen
- Garage
- No Chain
- Two Bedrooms
- Garden Room
- Wet Room
- Driveway
- Call To View



2 Bedroom Bungalow - Detached located in Norwich

Welcome to The Crofts in Harpsfield, Norwich, this charming detached bungalow offers a delightful blend of comfort and convenience. Built in 1984 and features two well-proportioned reception rooms, making it an ideal space for both relaxation and entertaining.

Upon entering, you are welcomed by an outer lobby that leads into a spacious entrance hall. The sitting/dining room provides a warm and inviting atmosphere, perfect for family gatherings or quiet evenings. The kitchen is functional and bright, while the garden room offers a lovely spot to enjoy the views of the outside space.

This bungalow boasts two comfortable bedrooms, providing ample space for rest and privacy. The wet room is designed for ease of use, catering to modern living needs.

Outside, the property features a charming walled front garden, complemented by a driveway leading to the garage. Gated access to the side allows you to reach the rear garden, which is easily maintained and includes a patio and sun terrace, perfect for enjoying sunny days. A shed is also included, providing additional storage.

Conveniently located close to local amenities and with excellent road and bus links to the city, this property is ideal for those seeking a peaceful yet accessible lifestyle. With no onward chain, this delightful bungalow is ready for immediate viewing and offers a wonderful opportunity for prospective buyers. Don't miss the chance to make this lovely home your own.

Entrance

Sealed unit double glazed door to the front with further door to the rear garden, garage and entrance door to the property.

Entrance Hall

Sealed unit double glazed door to the side, doors to the kitchen, sitting/dining room, bedrooms and the wet room.

Sitting/Dining Room

16'1 x 11'6

Sealed unit double glazed sliding doors to the garden room, radiator, serving hatch.

Garden Room

11'5 x 8'6

Sealed unit double glazed double doors to the side, sealed unit double glazed windows to the rear and sides.

Kitchen

9'1 x 10'6

Sealed unit double glazed window to the rear, range of base and wall mounted units, sink, tiled splash backs. Serving hatch to the sitting/dining room.

Principal Bedroom

14'2 max x 11'5 max

Sealed unit double glazed box bay window to the front and radiator.

Bedroom Two

9'2 x 9'2

Sealed unit double glazed window to the rear and radiator.

Wet Room

Sealed unit double glazed window to the side, pedestal wash hand basin, wc and floor drained area.

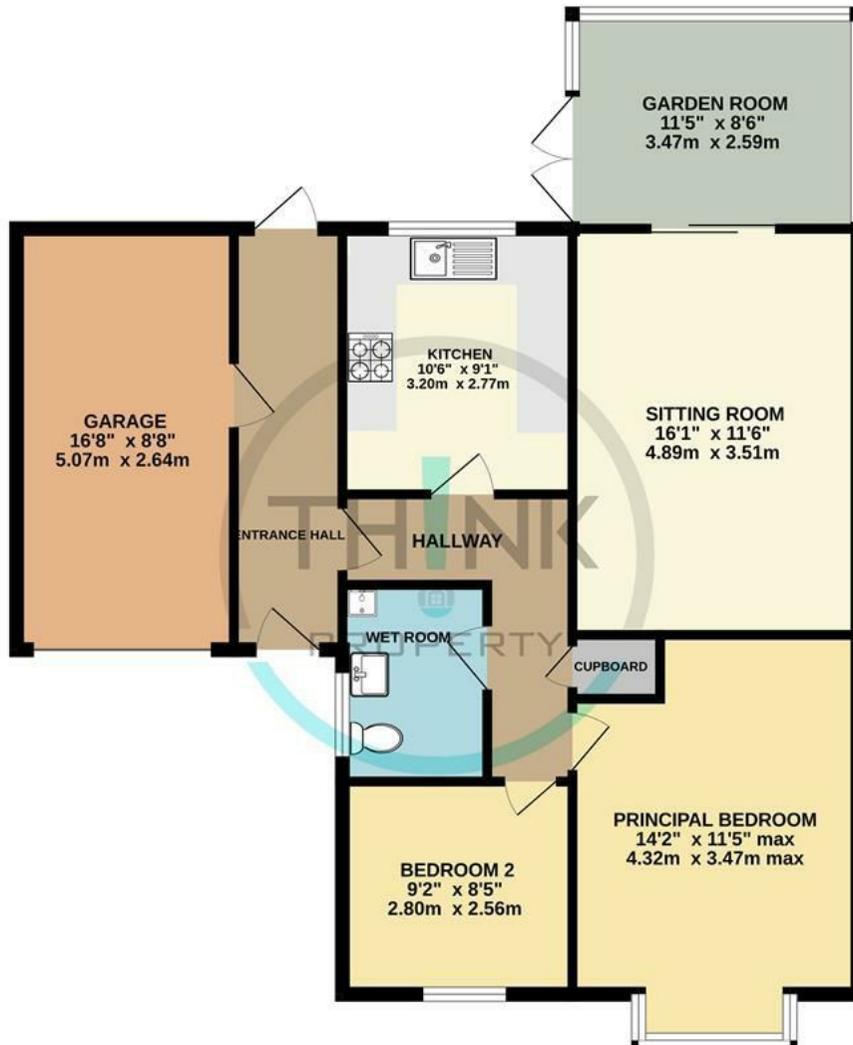
Outside

Walled garden to the front, driveway to the side leading to the garage. The rear garden is a gated access to the side. Main patio area to the rear of the garden room with borders, shed to remain with raised lawned area with inset tree and further area to the back of the shed.



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Council Tax Band
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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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