



Harford Manor Close
Norwich, NR2 2LW

Offers in excess of £650,000

claxtonbird
residential

Harford Manor Close, Norwich, NR2 2LW

Tucked away down the serene Harford Manor Close, this beautifully presented 1950s semi-detached house masterfully blends comfort with modern living. Boasting five generously sized bedrooms, this home is an ideal sanctuary for families in search of additional space. The ground floor showcases two inviting reception rooms, a stylish, modern fitted kitchen, a utility room, and a versatile gym/office, offering both practicality and comfort. One of the property's most attractive features is the secluded, south-east-facing rear garden, a tranquil oasis perfect for relaxation and entertaining throughout the summer months. Accessed via a private driveway, this residence not only provides added privacy but also ample off-road parking. Enjoy the best of both worlds with a peaceful setting that remains conveniently close to the vibrant City Centre.

Entrance Hall

Upvc double glazed entrance door and side window panel to front aspect, stairs to first floor and radiator.

Living Room 11'4 x 17'4 (3.45m x 5.28m)

Double glazed window to front aspect, freestanding coal effect electric fire, two radiators and double glazed patio doors leading out into the garden.

Cloakroom

Modern suite comprising WC, wash hand basin, tiled splashback and double glazed window to rear aspect.

Dining Room 12'1 x 11'10 (3.68m x 3.61m)

Two windows to rear aspect and radiator.

Kitchen 11'9 x 9'7 widening to 13'0 + bay window (3.58m x 2.92m widening to 3.96m + bay window)

Modern fitted kitchen comprising a range of base and eye level units with laminate work surfaces over, large stainless steel single drainer sink unit with mixer tap. built-in double electric oven with inset induction hob and extractor hood over, built-in dishwasher, understairs storage cupboard housing the gas central heating boiler, radiator and double glazed bay window to front aspect.

Utility 18'5 x 4'7 (5.61m x 1.40m)

Wall and base units with work surfaces over, plumbing for washing machine, space for tumble dryer, space for fridge freezer, window to front aspect and double glazed door leading out to the garden.

Gym / Office 8'3 x 10'7 (2.51m x 3.23m)

Double glazed window to front aspect and radiator.

First Floor Landing

Built-in airing cupboard and loft access.

Bedroom 13'5 x 12'3 (4.09m x 3.73m)

Double glazed window to rear aspect, wash hand basin set in vanity unit with tiled splash back and radiator.

Bedroom 11'10 x 11'9 (3.61m x 3.58m)

Double glazed window to rear aspect and radiator.

Bedroom 16'7 x 9'8 (5.05m x 2.95m)

Double glazed window to rear aspect, built in double wardrobes and radiator.

Bedroom 12'5 x 7'3 (3.78m x 2.21m)

Double glazed window to front aspect and radiator.

Bedroom 10'2 x 6'1 (3.10m x 1.85m)

Double glazed window to front aspect and radiator.

Bathroom

Suite comprising bath with electric shower over, pedestal wash hand basin, part tiled walls, radiator and double glazed window to front aspect.

Cloakroom

WC and double glazed window to front aspect.

Front Garden

The property is approached via a private driveway opening out into a shingled garden offering parking for several vehicles and has side access gate with built in bike store with roller door.

Rear Garden

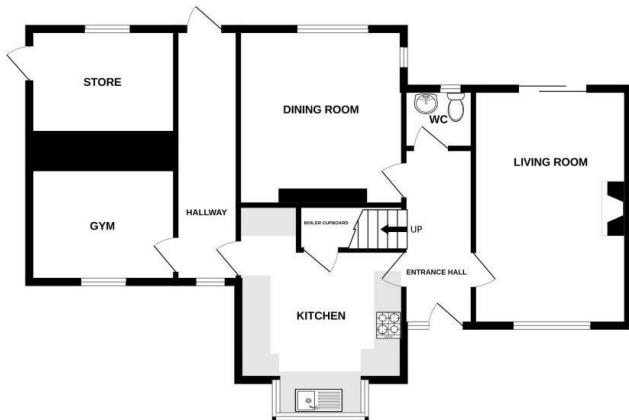
Highly secluded South East facing garden predominately laid to lawn with well stocked plant and shrub borders, two separate patio areas providing an outdoor seating and timber garden shed.

Agents Note

Council Tax Band D



GROUND FLOOR

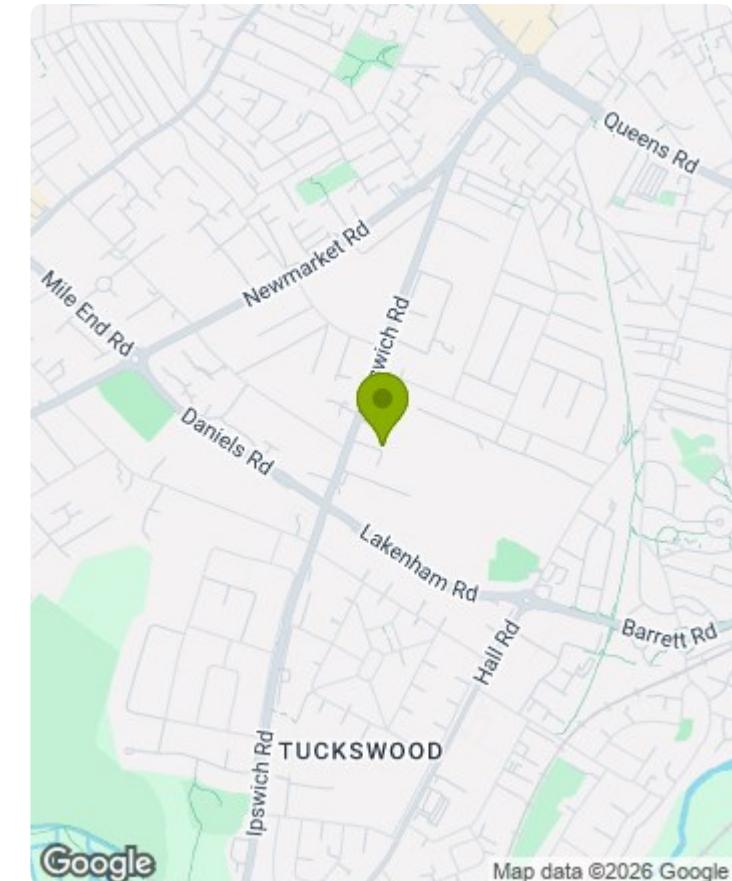


1ST FLOOR



7 HARFORD MANOR CLOSE NR2 2LW

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	68
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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