



3 Harford Street, Norwich
Norwich



Minors & Brady

3 Harford Street

Norwich

Situated just southeast of Norwich city centre, this charming end-terraced, over-passage home offers spacious interiors and a low-maintenance lifestyle in a well-connected location.

Behind a gated entrance lies a welcoming courtyard and a thoughtfully arranged interior with a cosy sitting room, elegant dining space and a galley kitchen with classic finishes. The ground floor also features a practical lobby area, a stylish bathroom, and external utility access. Upstairs, three generously sized bedrooms provide flexible living, including two doubles and a perfect third for work or guests. The private rear courtyard garden offers a peaceful setting, ideal for relaxing or entertaining. With permit parking, easy access to transport links, and nearby green spaces, this property balances city convenience with homely charm.

- End-of-passage red brick property with larger-than-average bedrooms
- Secure gated entrance with neat front courtyard
- Cosy sitting room with grey carpeting and recessed shelving
- Separate dining room with wooden flooring and built-in storage
- Galley-style kitchen with classic cabinetry and appliance space
- Ground floor bathroom and useful rear lobby with garden access
- External utility/garden storage space





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3 Harford Street

The Location

Harford Street is ideally positioned just southeast of Norwich city centre, offering a well-connected yet residential setting popular with both professionals and families. The area provides easy access to key amenities, including convenience stores, independent cafés, and takeaways, while larger supermarkets and retail parks are just a short drive away.

Norwich Train Station is around a mile from the street, making it especially practical for commuters heading to London, Cambridge, or surrounding areas.

The nearby A146 and Ring Road offer smooth links to the A47 and major routes out of the city. Green spaces like Harford Park and the Whitlingham Country Park trail network offer scenic walking and cycling options, while the vibrant Riverside complex, home to restaurants, gyms, a cinema, and entertainment venues, is within close proximity.



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Placed at the end of a charming terrace, this end-of-passage property boasts an attractive red brick exterior and the added benefit of generously proportioned bedrooms. A gated entrance opens into a compact yet welcoming front courtyard, setting the tone for the homely space beyond.

Step inside to a cosy sitting room, complete with soft grey carpeting and stylish recessed shelving that adds both character and functionality. A small interval hallway leads directly to the staircase and offers seamless flow through the ground floor.

The separate dining room features warm wooden flooring, a useful storage area and a window that brings in natural light. An open plan connection to the galley-style kitchen creates a sociable and practical layout.

The kitchen itself is fitted with classic cabinetry and provides ample space for appliances. Adjacent to the kitchen is a handy lobby area with additional storage and direct access to the rear garden. Externally accessible, a useful garden utility space adds further flexibility.

Completing the ground floor is a well-appointed bathroom.



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Upstairs, the property impresses with three spacious bedrooms, including two comfortable doubles and a slightly smaller third, ideal as a home office, nursery, or guest room. Outside, the private rear courtyard garden is low maintenance and perfect for relaxing or entertaining.

Permit parking is available nearby, with costs varying depending on the local scheme. This well-presented home combines character, practicality, and generous proportions in a highly convenient layout.

Agents Note

Sold Freehold

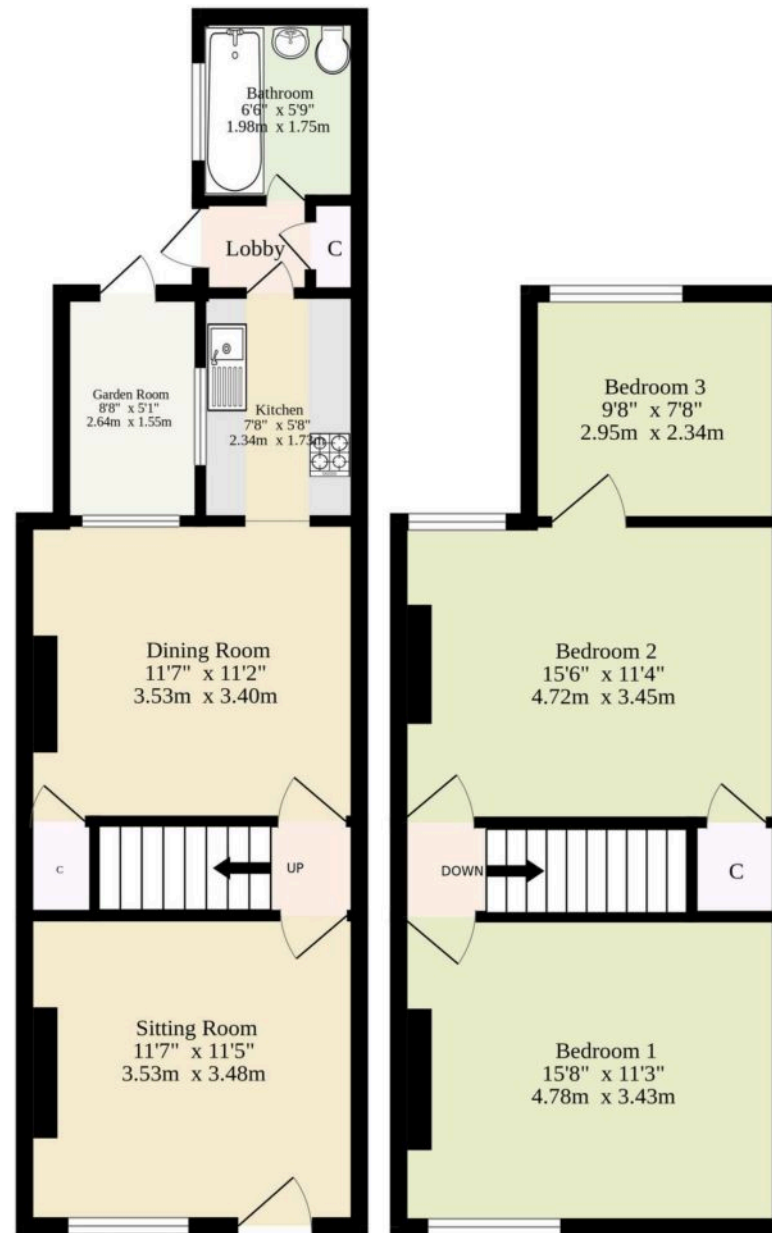
Connected to all mains services.



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Ground Floor
423 sq.ft. (39.3 sq.m.) approx.

1st Floor
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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Meet *Rosie*
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Meet *Tristan*
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Minors & Brady
Your home, our market

 norwich@minorsandbrady.co.uk

 01603 365085

 107 Unthank Road, Norwich, NR2 2PE

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