





6 Harford House Tuckswood Lane, Norwich

£230,000 - £240,000 Leasehold

Introducing this grand period home that has been meticulously converted into just five exquisite maisonettes, offering a unique blend of style and convenience. Presenting a two-bedroom maisonette, this property provides a perfect opportunity for first-time buyers or those seeking a potential investment in the thriving property market.

Location

Situated in the vibrant and convenient area of Tuckswood, Harford House offers an ideal location for modern living in Norwich. This sought-after neighbourhood is just a short distance from Norwich city centre, providing easy access to an array of shops, restaurants, cultural landmarks, and excellent transport links. The property benefits from close proximity to key amenities, including schools, healthcare facilities, and recreational spaces such as the scenic Marston Marshes and Eaton Park, perfect for outdoor activities. With major road networks like the A140 and A47 nearby, the location ensures seamless connectivity to the wider Norfolk area. Combining urban convenience with suburban tranquillity, this address caters perfectly to both professionals and families.







Tuckswood Lane

Upon approaching the property, a private portico entrance sets the tone for the elegant living space that lies beyond. Spread over two floors, the accommodation is predominantly situated on the first floor, ensuring a sense of exclusivity and privacy.







Featuring an open-plan layout, the main living area seamlessly integrates a modern kitchen/breakfast room, complete with a chic breakfast bar.

The kitchen boasts a range of Neff appliances, including a bank of ovens and an integrated dishwasher and fridge, all complemented by a sleek design that exudes sophistication. A utility room adjacent to the kitchen provides added convenience, with provisions for a washing machine and dryer.

The two generously sized bedrooms are enhanced by built-in wardrobes along one wall, ensuring ample storage space. The main bedroom further benefits from an en-suite shower room, while the second bedroom is served by a family bathroom finished to a high standard. Shutter windows throughout add a touch of elegance to the living spaces.

In addition to the interior allure, this maisonette offers the luxury of a private courtyard garden, providing a tranquil retreat for relaxation or outdoor dining. Further enhancing the appeal is a private secure parking space, along with additional parking spaces available for visitors and residents.

Agents Notes

We understand this property will be sold leasehold, with 118 years remaining on the lease. Connected to all main services.

Ground rent - £150 p/a

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Ground Floor
107 sq.ft. (10.0 sq.m.) approx.

1st Floor
843 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.3 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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