

# Norfolk Property online.



## Orchard Close, Barford

**Guide price £725,000**

Norfolk Property Online presents a superb detached family home in the popular village of Barford which is conveniently located for Norwich and Wymondham. The property is one of just three executive homes at the end of a private drive. Fast broadband and provision for two studies make this ideal for home working. The front garden is mainly laid to lawn with a brickweave drive leading to an integral double garage. The large, easily maintained, rear garden would be a great place to spend the next lockdown! On the ground floor there is a spacious entrance hall, dual aspect sitting room, bespoke kitchen breakfast room with separate utility, dining room and large conservatory. On the first floor there is an exceptional master bedroom with en-suite shower room plus five further bedrooms and a modern four piece family bathroom. The property has been fitted with photovoltaic panels which generate a guaranteed healthy income, more than offsetting heating costs thus making this a very economical house to run.

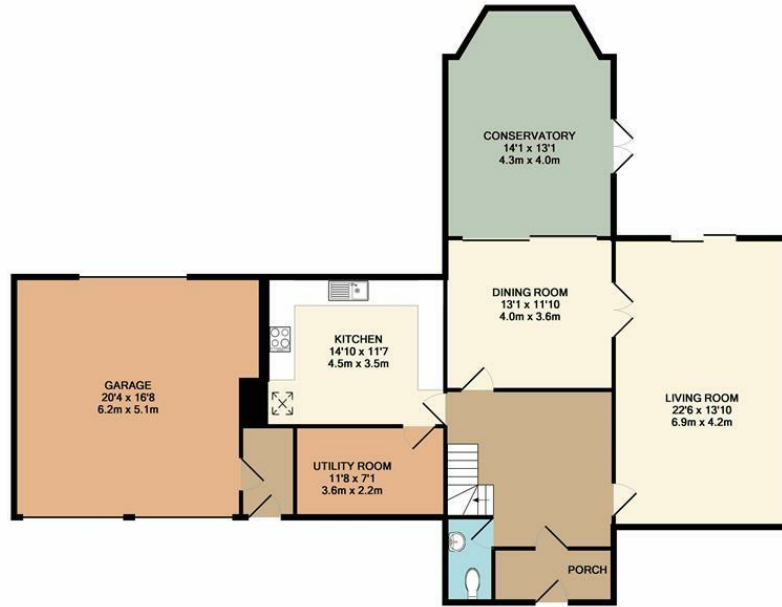
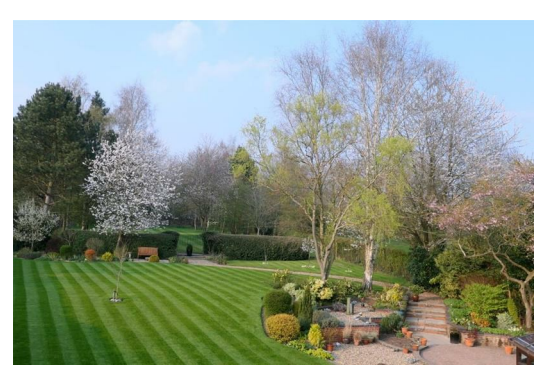
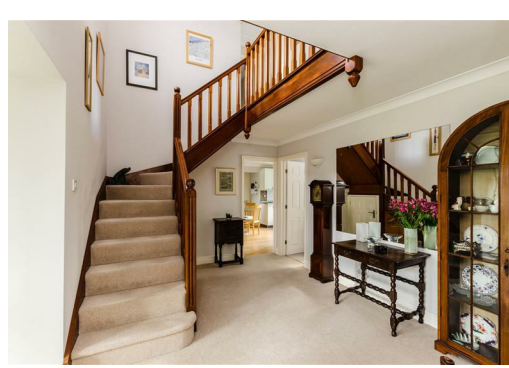


90 St Faiths Lane, Norwich, NR1 1NE

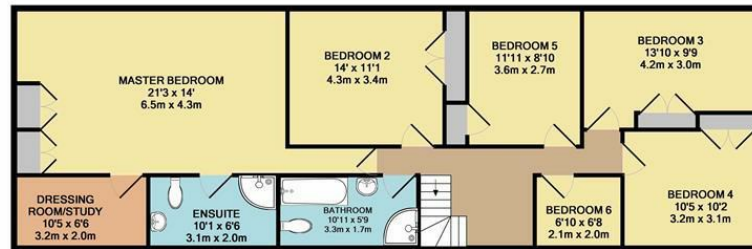
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GROUND FLOOR  
APPROX. FLOOR  
AREA 1514 SQ.FT.  
(140.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1085 SQ.FT.  
(100.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2599 SQ.FT. (241.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.  
Made with Metropix (2019)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	
		74	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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