

propertyladder



Chapel Road, Hainford, NR10 3NA

Versatile Four Bedroom Semi-Detached Cottage!

GUIDE PRICE £475,000 - £500,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

BLENDS CHARACTER WITH FLEXIBILITY!

At the heart of the home lies a stunning open-plan kitchen/living/dining area, with direct views and access to the rear garden. This contemporary hub is perfect for entertaining, made all the more unique by a beautifully integrated tropical fish tank set into the wall—a real talking point and an unexpected feature of calm and colour.

To the front, what was once a converted annex now forms part of the main accommodation. Currently arranged as two stylish home offices and a playroom, these three adaptable rooms could easily be used as bedrooms, giving the property the potential to offer up to six bedrooms in total. A large utility space, WC, and a welcoming entrance hall round out the ground floor.

Upstairs, you'll find three further well-proportioned bedrooms along with an updated family bathroom, all accessed from a light and airy landing.



“a stylish raised fish pond that brings a tranquil focal point to the outdoor space”



Overview

- FLEXIBLE LAYOUT OFFERING UP TO SIX BEDROOMS
- OPEN-PLAN KITCHEN/LIVING/DINING WITH FEATURE FISH TANK
- TWO STYLISH HOME OFFICES AND A DEDICATED PLAYROOM
- CONVERTED BARN OFFERING ANNEXE POTENTIAL
- GENEROUS GRAVELLED DRIVEWAY WITH AMPLE PARKING
- LARGE REAR GARDEN WITH DECKED SEATING UNDER GAZEBO
- RAISED BEDS AND A BEAUTIFUL FISH POND FEATURE





Location

Hainford is a charming rural village nestled amidst picturesque farmland, located approximately six miles northeast of Norwich. The village offers a range of local amenities, including a primary school and pre-school, a village hall, a church, and a welcoming public house. Additionally, there are various local businesses that cater to the needs of the community.

Residents benefit from a regular bus service that provides convenient access to Cromer, Aylsham, and Norwich, making it easy to explore the surrounding areas. The nearby village of Coltishall is also within easy reach, offering an array of local shops, restaurants, and additional amenities.

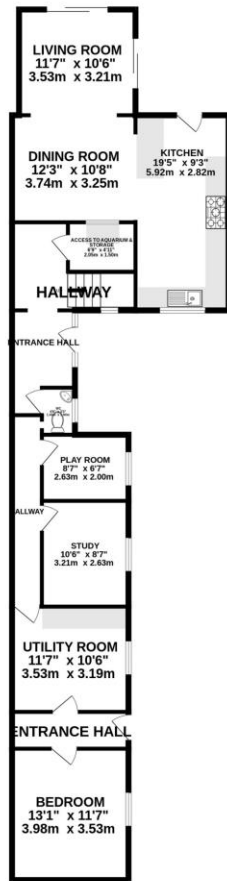


Outside

The property enjoys a generous and attractive setting, fronted by a substantial shingled driveway that provides ample off-road parking. A shared access arrangement leads beyond the plot to a neighbouring home, though the frontage retains a clear sense of privacy and space.

To the rear, the garden has been thoughtfully landscaped and is ideal for both entertaining and family enjoyment. A large decked terrace sits beneath a charming timber-framed gazebo, perfectly placed for al fresco dining or simply relaxing in comfort. There are raised planting beds adding colour and interest, as well as a stylish raised fish pond that brings a tranquil focal point to the outdoor space. The remainder of the garden is laid to lawn and enclosed by a mix of mature hedging and fencing, ensuring a safe and secluded environment.

GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 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. Made with Metropix C2025

FULL EPC AVAILABLE UPON REQUEST

EPC TBC

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, LPG CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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