

propertyladder



Waterloo Road, Hainford, NR10 3AX

An Extended Four Bedroom Detached Home!

GUIDE PRICE £525,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

ROOM TO GROW - SPACE TO BREATHE!

Tucked away down a quiet lane shared with just a handful of neighbouring homes, this extended detached property offers spacious and versatile accommodation in a wonderfully secluded setting. Set back from the main road, the home enjoys a generous plot with excellent parking options, including two separate driveways-one of which leads to a substantial double garage with power and lighting.

Inside, the ground floor is thoughtfully arranged to suit modern family life, featuring two large reception rooms, a cosy snug, a well-appointed kitchen-dining room, and a useful study or fourth bedroom. A full bathroom on the ground floor adds further flexibility. Upstairs, three additional bedrooms and a modern shower room complete the internal accommodation.

“ a peaceful, private haven-mainly laid to lawn and complemented by mature flower and shrub beds as well as a patio area perfect for outdoor dining ”



Overview

- TWO LARGE RECEPTION ROOMS PLUS A SNUG
- STUDY/FOURTH BEDROOM AND GROUND FLOOR BATHROOM
- MODERN KITCHEN WITH DINING SPACE
- THREE FIRST-FLOOR BEDROOMS AND SHOWER ROOM
- TWO DRIVEWAYS OFFERING EXCELLENT PARKING
- HUGE 8.41M X 6.53M GARAGE WITH POWER AND LIGHT
- POTENTIAL FOR ANNEXE, GYM, OR OFFICE CONVERSION
- SECLUDED REAR GARDEN WITH PATIO AND LAWN



Location

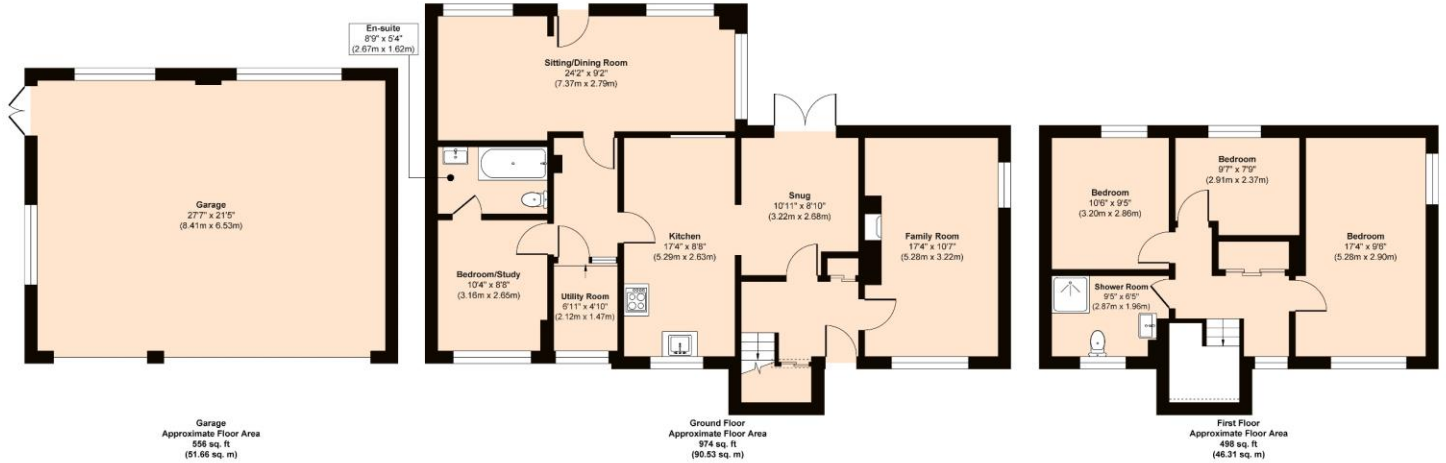
Hainford is a peaceful and well-connected village set in the heart of the Norfolk countryside, offering the perfect balance between rural charm and everyday convenience. Surrounded by open fields and farmland, the village enjoys a friendly, community-oriented atmosphere with a local primary school, village hall, and easy access to nearby amenities.



Outside

The rear garden is a peaceful, private haven-mainly laid to lawn and complemented by mature flower and shrub beds as well as a patio area perfect for outdoor dining. The impressive 8.41m x 6.53m garage offers further potential for conversion into a home office, gym, or even annexe accommodation (subject to the necessary permissions).

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Approx. Gross Internal Floor Area 2028 sq. ft / 188.50 sq. m (Including Garage)

Produced by Elements Property



FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	74 C
39-54	E		
21-38	F		
1-20	G		

Selling your home?

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

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