



Waterloo Road, Hainford - NR10 3AX



Waterloo Road

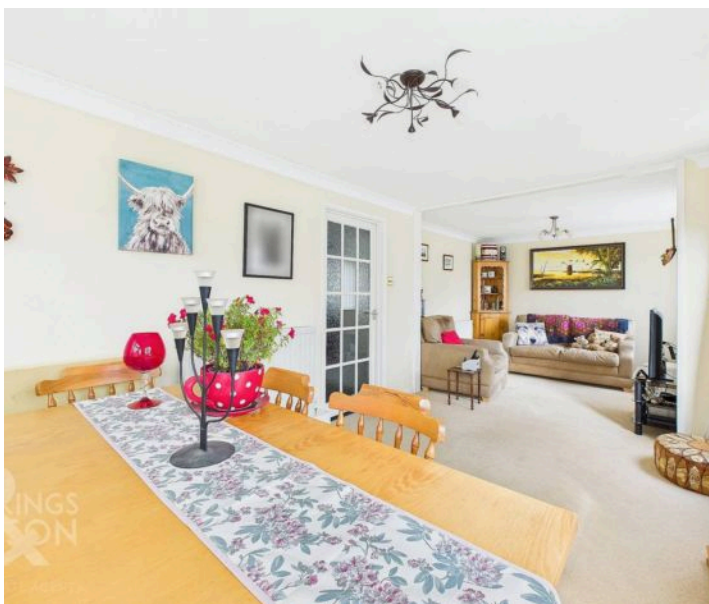
Hainford, Norwich

Extended to over 1400 Sq. ft (stms) and with ANNEXE POTNETIAL within the main house, a further 598 Sq. ft (stms) DETACHED TRIPLE GARAGE building sits adjacent, offering excellent storage or HUGE CONVERSION POTENTIAL (stp). TWIN DRIVEWAYS with timber gates lead to the property, with ample parking, whilst the GARDENS are secluded and manageable to both front and rear, with a COVERED OUTDOOR SEATING area. The internal accommodation comprises a WELCOMING HALL ENTRANCE leading to the 17' FAMILY ROOM, and SNUG/BREAKFAST ROOM. The 17' KITCHEN leads off, with an adjacent lobby creating a link to the UTILITY ROOM, and ground floor bedroom. Currently used as a STUDY, the bedroom includes an EN SUITE BATHROOM, with a further door to the 24' SITTING/DINING ROOM with a door to the GARDENS. Upstairs, THREE BEDROOMS lead off the main landing, along with a SHOWER ROOM.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- 1400+ Sq. ft (stms) Detached Home
- Twin Driveways & Large Triple Garage/Workshop
- Annexe Potential (stp)
- Open Plan Kitchen & Dining Room
- 2/3 Reception Rooms
- 3/4 Bedrooms
- Outdoor Seating Area & Enclosed Gardens
- Overlooking Green Space

The rural village of Hainford is situated North of Norwich, with the property tucked in, just off the A140 Cromer Road. The village of Hainford is equidistant to the popular market town of Aylsham and the city of Norwich providing a range of shopping, leisure facilities and the airport. The new Northern Distributor Road (NDR) is located close by and is sure to open up good access links to the A47 and A11.

SETTING THE SCENE

Tucked away on a private loke, timber double gates open to the main parking area starting with a shingled parking area leading to a hard standing brick-weave double driveway which in turn leads to the detached triple garage structure beyond.



Lawned gardens can be found at the front, tucked away behind a range of mature hedging and shrubbery with planted borders and beds, whilst a further driveway can be found to the opposite side of the property, along with gated access to the rear garden.

THE GRAND TOUR

Stepping inside, the reception hall is finished with tiled effect flooring underfoot with stairs rising to the first floor landing with useful built-in storage and doors leading to the main reception space. Immediately to your right as you enter is the family room, with dual aspect windows to front and side along with a feature fireplace creating a focal point to the room. The snug/breakfast room sits off the hallway with French doors leading to the rear garden whilst being finished with tiled flooring and enjoying an open plan aspect to the adjacent kitchen creating the ideal entertaining or family friendly space. The kitchen itself offers extensive storage with a range of wall and base level units including space for an electric cooker and general white goods including a fridge, freezer and dishwasher. Enjoying excellent natural light, a range of spotlights can also be found above while tiled splash backs run around the work surfaces. An inner hallway leads from the kitchen creating a link to a potential annexe section of the property where a functional laundry and utility room can be found to the front of the property, along with the study space which could equally be a comfortable bedroom. Leading from the study, an en suite bathroom leads off including a shower over the bath with tiled splash-backs and a glazed shower screen with useful storage situated under the hand wash basin. To the rear of the property a further reception room which is currently laid out as a sitting/dining room with dual aspect windows to side and rear and a door taking to the outside - extending the living space and also forming what could be part of an annexe if required.

Heading upstairs, the carpeted landing includes a window facing to front and a useful built-in double airing cupboard with doors taking to the three bedrooms, all of which finished with fitted carpet and uPVC double glazing. The main bedroom sits at the front of the property with a window overlooking the green space to the front, and a further window to the side. Completing the property is the family shower room which is also located off the landing, with a white three piece suite including electric shower and aqua board splash-backs, heated towel rail and tile flooring.

FIND US

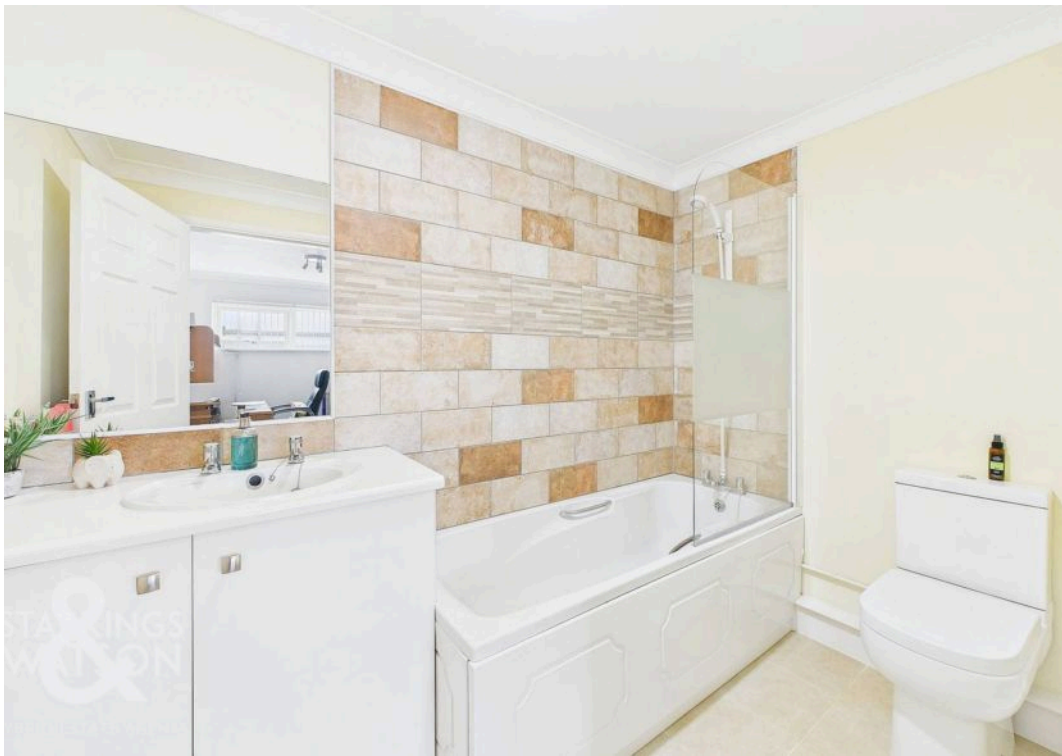
Postcode : NR10 3AX

What3Words : ///buzzing.squirts.conjured

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

The overall 0.19 acre plot (stms) incorporates lawned and secluded front gardens, along with a private rear garden with a covered seating area. Laid to lawn and with various flower beds, a selection of raised beds sit to the rear of the garage, with gated access leading to the front. The garage structure extends to 27' with a pit and loft space, with power and lighting. Electric doors lead from the main driveway.

Double garage

3 Parking Spaces

Driveway

8 Parking Spaces

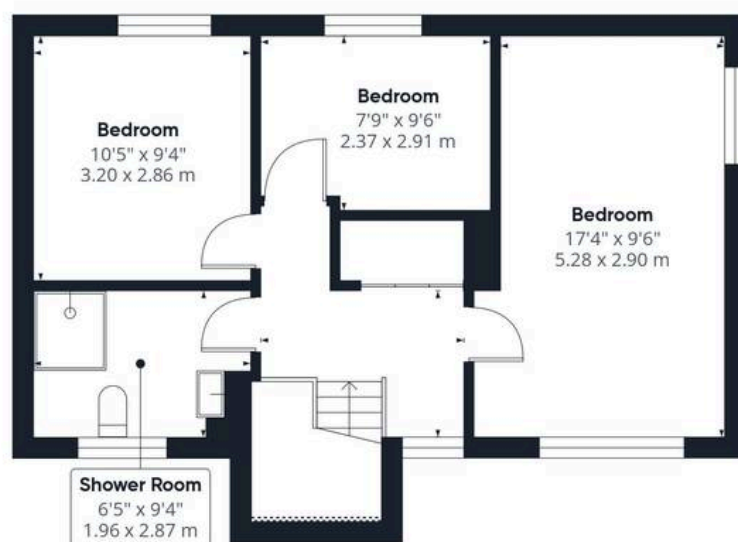
AGENTS NOTE

Shared responsibility exists for the upkeep and maintenance of the loka.

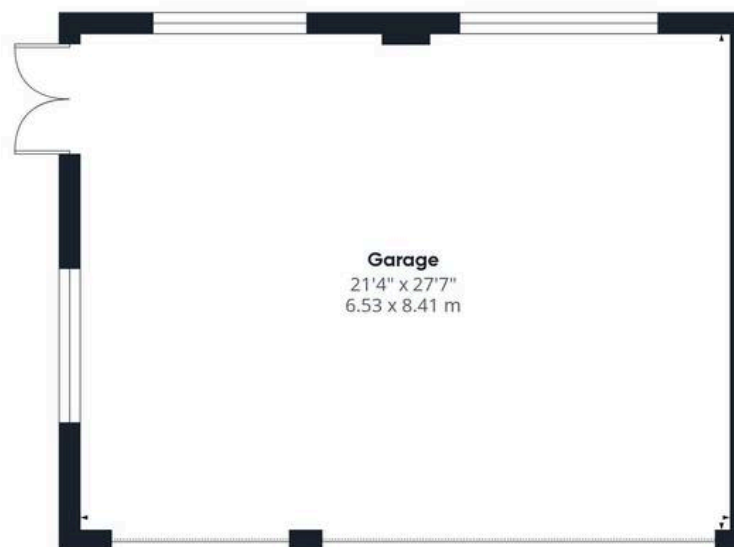




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2027.06 ft²

188.32 m²

Reduced headroom

1.92 ft²

0.18 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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