

**SALES & LETTINGS**

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# Burgate Hill, Newton Road, Hainford, Norfolk, NR10 3LT

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An impressive, spacious, detached family home located in the rural village of Hainford, situated north of Norwich with local amenities to include a charming thatched pub, primary and pre-school, village hall and a church as well as an array of local businesses.

Standing on a generous plot measuring approximately one and a third acres, the property is set back from the road and approached over a hard standing driveway, providing off-road parking as well as access to a front lawn garden. To the side and rear of the property, a paved terrace, ideal for alfresco dining extends away to extensive lawn gardens landscaped with mature trees, a picturesque pond with a jetty, a two storey outbuilding and distant field views.

The property, which dates back to the 1900's, has been extended and improved upon over the years yet retains many original features including wooden panelling, exposed beams, brick fireplaces and ornate ceilings.





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- AMPLE OFF-ROAD PARKING
- FIVE BEDROOMS, FIVE RECEPTIONS
- VERSATILE, DETACHED FAMILY HOME
- PLOT MEASURING APPROX. 1.3 ACRES
- RURAL LOCATION YET CLOSE TO AMENITIES
- EASY ACCESS TO NDR WITH LINKS TO A47 AND A11
- APPROX. SEVEN MILES TO NORWICH & SEVENTEEN TO COASTLINE
- EXTENSIVE GARDENS WITH MATURE TREES, POND AND OUTBUILDING
- PERIOD FEATURES INCLUDING FIREPLACES, EXPOSED BEAMS AND ORNATE CEILINGS

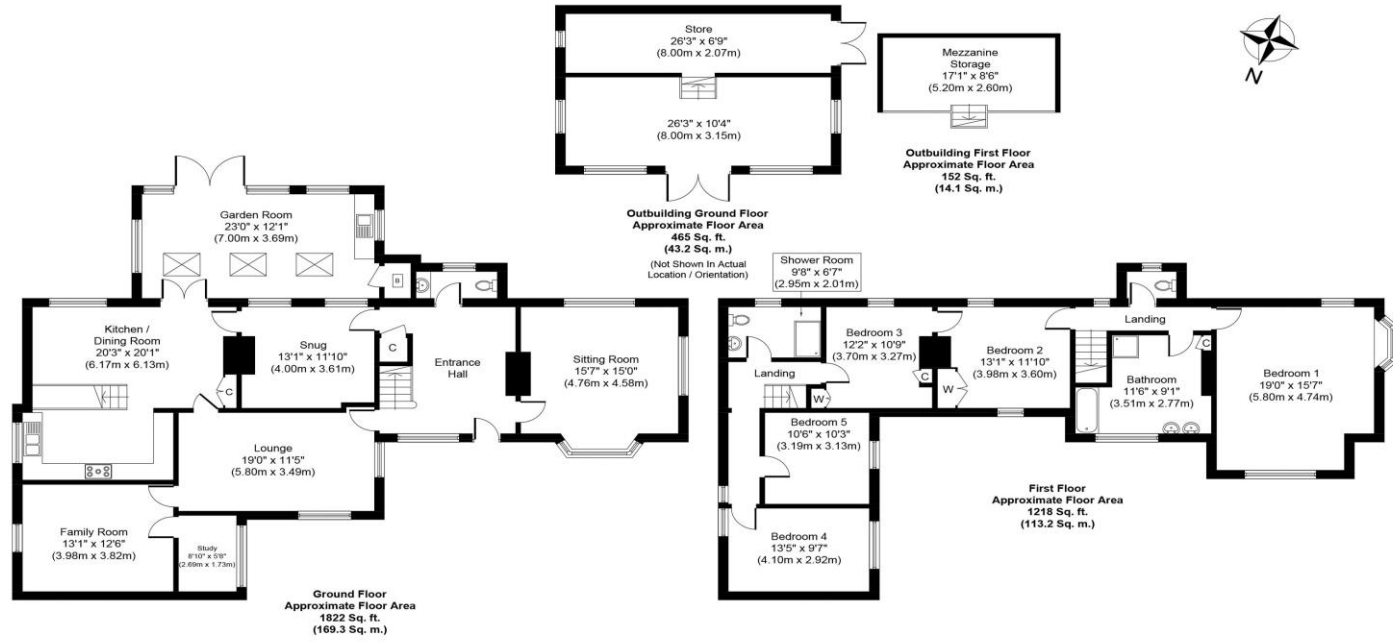
Arranged over two floors with five bedrooms, five reception rooms which includes a spacious garden room and two bathrooms, the property affords a generosity of accommodation with a host of living solutions and a wealth of opportunity; a fabulous family home, independence for ageing loved ones or those yet to fly the nest or entrepreneurial freedom for those seeking working solace away from an office.

Surrounded by countryside, the property is conveniently situated between the popular market town of Aylsham and the capital city of Norwich providing further shopping and leisure facilities as well as easy access to Norwich airport and the new Northern Distributor Road (NDR) with links to the A47 and A11.

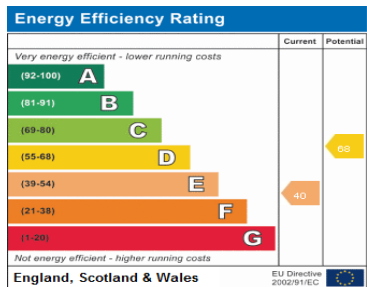




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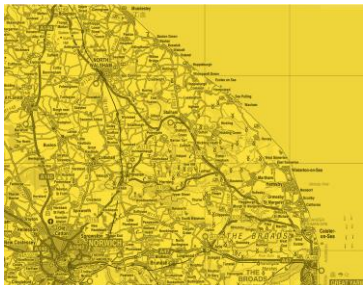
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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