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Samona, Cromer Road, Hainford, Norfolk, NR10 3AT

A five-bedroom, detached property, with planning permission, reference number: 20201194, (29/6/2020), for a pitched annexe to the rear, a single storey side flat roof extension and a first-floor dormer extension. Located in the popular 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.

Built by the current owners, to create a spacious and versatile family home, the property is set on a generous plot, and is approached over a horse shoe driveway providing ample off-road parking. To the side, a gate grants access to a broad sun terrace and timber pergola that extends away to an extensive and well-tended lawn garden with timber storage sheds, a pond and a vegetable plot.





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- FIVE BEDROOMS
- DETACHED FAMILY HOME
- GENEROUS MATURE PLOT

- AMPLE OFF-ROAD PARKING
- WELL-PRESENTED THROUGHOUT
- VERSATILE, SPACIOUS ACCOMMODATION

- RURAL LOCATION YET CLOSE TO AMENITIES
- EASY ACCESS TO NDR WITH LINKS TO A47 AND A11
- APPROX. SEVEN MILES TO NORWICH & SIXTEEN TO COASTLINE

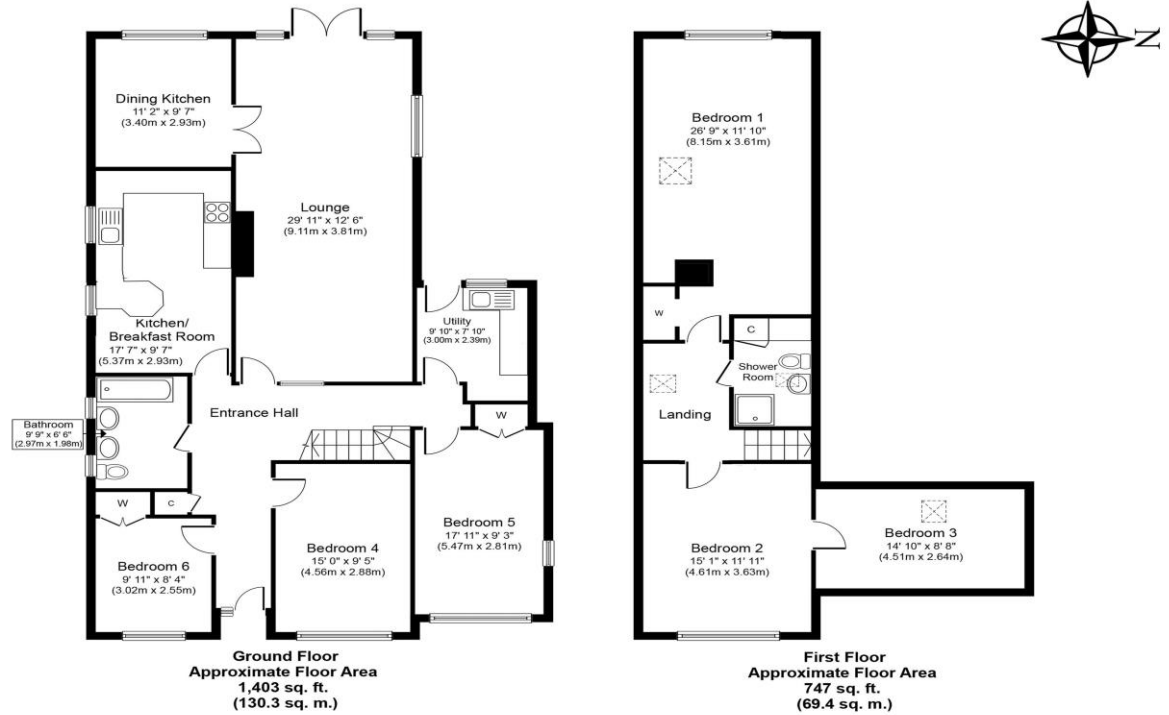
The main entrance to the property welcomes you into a hallway, where separate internal doors lead into a bathroom and three bedrooms, two with built in storage. Further doors from the hallway lead into a separate utility room, a kitchen breakfast room, a family lounge with feature fireplace, double doors opening out to the rear garden and an adjoining dining room. To the first floor, a shower room and two further double bedrooms, one of which has a dressing room or additional bedroom attached.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		















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