



Harvest Close, Hainford, Norwich, NR10 3TA

welcome to

Harvest Close, Hainford, Norwich

A detached house set in a cul-de-sac location, in the popular village of Hainford. The property enjoys 4 Bedrooms (Master with En-Suite Bathroom), 2 Reception Rooms & fitted Kitchen. Outside offers parking, Garage & garden backing field.



Description

This detached House is set in a popular cul-de-sac location in the village of Hainford.

This property has fantastic scope for improvement & would benefit from some internal updating. Accommodation of the property comprises Lounge, Dining Room, Kitchen, Utility Room & Cloakroom on the ground floor, whilst upstairs offers 4 Bedrooms (Master with En-Suite) & Bathroom.

Outside has off-road parking, Garage & rear garden backing onto fields.

Entrance Hall

Front door opens into hall with stairs to first floor, under stairs cupboard, wood effect floor & radiator. Doors open to Lounge, Kitchen & Cloakroom.

Cloakroom

Suite comprising low level WC & wash basin. Radiator & double glazed window.

Lounge

18' 9" x 11' 8" (5.71m x 3.56m)

Electric fire with surround, TV point, 2 radiators & front aspect double glazed bay window. Door to Dining Room.

Dining Room

10' 10" x 9' 8" (3.30m x 2.95m)

Radiator & double glazed sliding doors to outside. Door opens to Kitchen.

Kitchen

10' 10" x 7' 8" (3.30m x 2.34m)

Fitted with a range of wall & base units, work surface over with stainless steel sink & drainer and tiled surround. Electric oven & electric hob with extractor over, plumbing for dishwasher. Tiled floor, radiator & double glazed window with outlook to garden. Doors open to Dining Room & Utility Room.

Utility Room

8' 8" x 4' 11" (2.64m x 1.50m)

Fitted base unit with work top over and stainless steel sink & drainer, plumbing for washing machine, central heating boiler, built-in freezer, with cupboard door over & radiator. Rear aspect double glazed window & door to rear garden.

First Floor Landing

Airing cupboard, loft access & radiator. Doors to Bedrooms & Bathroom.

Bedroom One

13' 5" x 10' 9" (4.09m x 3.28m)

Double built-in wardrobe, TV point, radiator & front aspect double glazed window. Door to En-suite.

En-Suite

Suite comprising low level WC, wash basin & bath with mixer taps. Extractor & radiator.

Bedroom Two

9' 9" x 7' 9" (2.97m x 2.36m)

Radiator & rear aspect double glazed window.

Bedroom Three

7' 10" x 7' 9" (2.39m x 2.36m)

Radiator & rear aspect double glazed window.

Bedroom Four

7' 8" x 6' 10" (2.34m x 2.08m)

Radiator & front aspect double glazed window.

Bathroom

Suite comprising low level WC, wash basin & bath with mixer taps and shower attachment. Radiator & double glazed window.

Outside

To the front of the property is a tarmac driveway, offering off-road parking for approximately 2 cars & leads to a single Garage with up & over door.

To the rear is an enclosed garden, mainly laid to lawn with a small paved patio, and backing onto fields.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online williamhbrown.co.uk/Property/AYS109237



welcome to

Harvest Close, Hainford, Norwich

- Detached House
- 4 Bedrooms - Master with En-Suite
- Lounge & Dining Room
- Kitchen & Utility Room
- Upstairs Bathroom & Downstairs Cloakroom
- Off-Road Parking & Garage
- Rear Garden backing onto Fields

Tenure: Freehold EPC Rating: E

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/AYS109237



Property Ref:
AYS109237 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 735252



Aylsham@williamhbrown.co.uk



23 Market Place, AYLSHAM, NORWICH,
Norfolk, NR11 6EL



williamhbrown.co.uk