









welcome to

Lynacre, Newton Road, Hainford, Norwich

William H Brown are pleased to present this 3 Bedroom Detached Bungalow in the popular village of Hainford, which is set on 0.89 acre (stms) of wonderful gardens with off-road parking and Garage. Internally the property has fantastic potential for improvement throughout (stpp).













Descriptions

Don't miss this real 'one off' Detached Bungalow, set on just under an acre (stms) with fantastic potential (stpp), in the village of Hainford which has transport links to the market town of Aylsham & Norwich City Centre.

The property enjoys accommodation to include Kitchen, Lounge, 3 Bedrooms & Bathroom and would benefit from internal updating throughout, Outside offers the most wonderful garden, laid to lawn to the front, side & rear, ample off-road parking & Garage.

Entrance Hall

Front door opens into hallway with radiator and doors to Living Room, Bedrooms & Bathroom.

Kitchen

14' x 10' 4" (4.27m x 3.15m)

Fitted with base units, wood effect finish worktops over with tiled splash back & sink. Double electric oven & electric hob with extractor over, plumbing for washing machine & central heating boiler. Pantry with window, airing cupboard, broom cupboard, radiator & double glazed windows with secondary glazing. Door to Lounge.

Lounge

16' 4" x 12' 3" (4.98m x 3.73m)

Feature stone fireplace, TV point, 2 radiators & double glazed windows with secondary glazing.

Bedroom One

12' 6" x 10' 5" (3.81m x 3.17m)

Radiator & double glazed window with secondary glazing.

Bedroom Two

12' 4" x 9' 11" max (3.76m x 3.02m max) Radiator & double glazed window with secondary glazing.



Bedroom Three

10' 5" x 7' 5" (3.17m x 2.26m)

Radiator &double glazed window with secondary glazing.

Bathroom

5' 2" x 8' 8" (1.57m x 2.64m)

Suite comprising low level WC, wash basin & bath with mixer tap and shower over. Ceiling extractor fan, radiator & double glazed window.

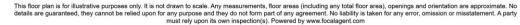
Outside

The property is set on approximately 0.89 acre (stms).

Large lawn areas adjoin the property to the front, side & rear with Garage & off-road parking.

Agents Note

The property has had an asbestos survey which has confirmed that there is low grade asbestos in the ceiling and soffits of the property.







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Lynacre, Newton Road, Hainford, Norwich

- Detached Bungalow
- 3 Bedrooms
- Kitchen & Lounge
- Bathroom
- Off-Road Parking & Garage
- Wonderful Gardens on 0.89 acre (STMS)
- Fantastic Potential for Improvement Throughout (STPP)
- Village Location

Tenure: Freehold EPC Rating: E

£400,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/AYS109046



Property Ref: AYS109046 - 0009 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 buyers 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.





01263 735252



Aylsham@williamhbrown.co.uk



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



williamhbrown.co.uk

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