



Lynacre, Newton Road, Hainford, Norwich, NR10 3LY

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.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

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

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Property Ref:
AYS109046 - 0009

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