



Wells Close, Hainford, Norwich, NR10 3NB

welcome to

Wells Close, Hainford, Norwich

>> Vendor has found! <<

An excellently presented Four Double Bedroom detached house, in the village of Hainford with flexible internal accommodation throughout to include Two Reception Rooms, Cloakroom & Bathroom. Outside offers off-road parking, Garage and enclosed rear garden.



Description

Don't miss this stunning executive detached Family Home set in a cul-de-sac location in the popular village of Hainford which has transport links to the market town of Aylsham & Norwich City Centre.

The property is in excellent order throughout and enjoys internal accommodation to include re-fitted Kitchen, Dining Room, Living Room with open fireplace and Cloakroom to the ground floor, while upstairs offers Four Bedrooms & re-fitted Family Bathroom. Outside has ample off-road parking, single Garage and well-maintained rear garden with seating areas.

Entrance Hall

Front door opens into hall with stairs to first floor, understairs cupboard with BT point, oak flooring and radiator. Doors open to Living Room, Kitchen & Cloakroom.

Re-Fitted Cloakroom

Re-fitted suite comprising low level WC and wash basin vanity unit. Tiled flooring, radiator & double glazed window.

Living Room

15' 9" x 12' (4.80m x 3.66m)

Open fireplace with timber surround, oak flooring, TV & BT points, radiator & double glazed window. Double doors open into Dining Room.

Dining Room

12' 1" x 7' 8" (3.68m x 2.34m)

Oak flooring, radiator, double glazed window with view over rear garden and door to outside.

Kitchen

18' 10" max x 14' 5" (5.74m max x 4.39m)

Re-fitted with a stylish range of wall & base units, work surface over with matching upstand and sink & drainer unit. Eye-level double electric oven, induction hob with extractor over, built-in microwave, integrated appliances to include washing machine, dishwasher, full height freezer and full height fridge. Built-in cupboard, central heating boiler, luxury vinyl flooring, spotlights, tall radiator & 2 double glazed windows.

First Floor Landing

Airing cupboard and loft access. Doors to Bedrooms & Bathroom.

Bedroom One

11' 3" x 12' 11" (3.43m x 3.94m)

Built-in wardrobe, radiator & double glazed window.

Bedroom Two

13' x 13' 9" max (3.96m x 4.19m max)

BT & TV points, radiator & double glazed window.

Bedroom Three

10' 4" x 8' 2" (3.15m x 2.49m)

Radiator & double glazed window.

Bedroom Four

7' 11" x 10' 5" (2.41m x 3.17m)

Radiator & double glazed window.

Re-Fitted Bathroom

Re-fitted suite comprising low level WC, wall hung wash basin vanity unit, bath with central mixer & waterfall tap and shower cubicle. Tiled flooring, extractor fan, heated towel rail and double glazed window.

Outside

To the front of the property is a lawned garden with path to front door, with a 5-bar gate to the side giving access to off-road parking which leads to a single Garage with up & over door and power.

The rear garden has a sandstone patio area with wooden pergola, lawned area leading to a further seating/decking area and has planted borders.



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

Wells Close, Hainford, Norwich

- Detached Family Home
- Four Double Bedrooms
- Sought After Village Location
- Enclosed Mature Rear Garden
- Spacious Re-Fitted Kitchen
- Well Presented Throughout
- Walking Distance to Local School
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: Awaited

£395,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS109585 - 0004

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