









welcome to

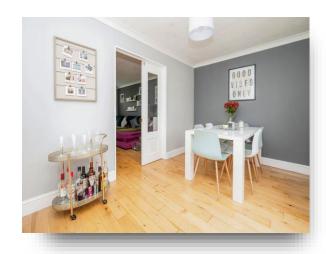
Wells Close, Hainford, Norwich

>> 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.

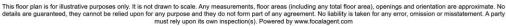
Re-Fitted Bathroom

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.







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 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.





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