









# welcome to

# **Stratton Road, Hainford, Norwich**

A well-presented 3 Bedroom Semi-Detached House with ample off-road parking, enclosed rear garden and internal accommodation comprising Living Room, Kitchen/Diner & re-fitted Bathroom.













#### **Description**

Don't miss this Semi-Detached property in the popular village of Hainford which enjoys internal accommodation to include Living Room with wood burning stove, Kitchen/Diner with exposed timbers and a re-fitted Bathroom to the ground floor, whilst upstairs offers 3 Bedrooms. Outside offers ample offroad driveway parking, a single Garage with up & over door and an enclosed rear garden laid to lawn.

Hainford itself has a local pub "The Chequers", a primary school, has transport links to Norwich City Centre & Aylsham which is approximately 6.8 miles and enjoys amenities to include a range of shops, restaurants, cafe's, pubs & supermarkets. There is a doctor's surgery, Dentist, Veterinary Clinic and highly regarded schools from Nursery through to High School. Aylsham also offers great transport links to Norwich City Centre and the North Norfolk Coast.

#### **Entrance Hall**

Front door opens into hall with stairs to first floor, radiator and doors to Bathroom & Living Room.

#### **Re-Fitted Bathroom**

Suite comprising WC, wash basin vanity unit and bath with mixer tap & shower over. Extractor, tiled wood effect flooring, spotlights, heated towel rail & 2 double glazed window.

### **Living Room**

15' 6" max x 10' 11" (4.72m max x 3.33m)
Wood burning stove inset to fireplace, TV point, radiator & front aspect double glazed window. Door to Kitchen/Diner.

#### Kitchen / Diner

14' max x 18' 8" max (4.27m max x 5.69m max)
Fitted with a range of wall & base units, work surface over with tiled splash back and with sink & drainer unit. Electric oven, electric hob with hood over and plumbing for washing machine. Access to under stair cupboard, exposed timbers, radiator, rear & side aspect double glazed windows and uPVC door to outside.

### **First Floor Landing**

Doors to Bedrooms.

#### **Bedroom One**

9' 2" x 15' 8" + recess (2.79m x 4.78m + recess) Cast iron feature fireplace, wood flooring, radiator & front aspect double glazed window.

#### **Bedroom Two**

10' 2" x 9' 4" max (3.10m x 2.84m max)
Wood flooring, radiator & rear aspect double glazed window.

#### **Bedroom Three**

8' 11" x 7' 1" (2.72m x 2.16m)

Wood flooring, radiator & rear aspect double glazed window.

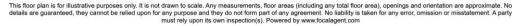
#### Outside

To the front of the property is a gravel driveway providing ample off-road parking and a detached single Garage with up & over door and personal door to the side.

The rear garden is laid to lawn with planted borders.









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## Stratton Road, Hainford, Norwich

- Semi-Detached House
- 3 Bedrooms
- Living Room, Kitchen/Diner & Re-Fitted Bathroom
- Ample Off-Road Driveway Parking & Single Garage
- Popular Village Location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £275,000









postcode not the actual property

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