



Stratton Road, Hainford, Norwich, NR10 3AY

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 off-road 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.



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

view this property online williamhbrown.co.uk/Property/AYS109893

welcome to

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/AYS109893



Property Ref:
AYS109893 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 735252



Aylsham@williamhbrown.co.uk



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



williamhbrown.co.uk