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Bespoke.



33 Waterloo Road

Hainford, NR10

“The stunning grounds of this home extend to nearly 2 acres and allow for a number of different uses. The property itself has been built to an exceptional scale and is incredibly versatile. Enviably positioned, out of sight surrounded by countryside yet conveniently located within easy reach of Norwich.”

Samuel Le Good | Partner







Introduction

A most impressive, versatile home of incredibly generous proportions throughout. Set within a private position in a popular village north of Norwich surrounded by countryside.

Inside

Generously proportioned accommodation is arranged over two floors and briefly comprises; a large reception hall, kitchen breakfast room, 'L shaped' sitting room, garden room, three ground floor bedrooms, the principal with an en suite and a family bathroom. There is a useful utility room.

The first floor provides three/four bedrooms and a family bathroom. There is a substantial loft room which, subject to gaining the necessary planning permission could be converted into further accommodation.

Outside

The property sits within a peaceful, private position surrounded by countryside. The gardens extend to around 2 acres (stms) overhauled by the current owners providing a number of areas ideal for entertaining and enabling you to enjoy the sun all day.

The gardens are mainly laid to lawn.

A five bar gated entrance leads to parking for several vehicles and carport and garaging beyond.



Reception Rooms

A most impressive double reception room features a wood-burning stove and opens into a beautiful garden room. A generous kitchen family room provides a great social space with an oversized central island.

Bedrooms and bathrooms

There are six bedrooms altogether. The principal bedroom is of very good proportions and features an en suite shower room. There is a family bathroom and two further double bedrooms can be found on the ground floor. The first floor provides three bedrooms, a bathroom and a fitted games room.

Features

The property has been built to an exceptional scale and has been improved by the current owners. The accommodation is neatly layed out, light and airy with generous ceiling heights throughout. A substantial loft room could easily be converted into further accommodation subject to gaining the necessary planning permission.

Practicalities

Ample parking is provided with a large parking and turning area in addition to a car port and garaging. The kitchen comes complete with a range cooker, built in appliances and plenty of storage and work surfaces. There is a ground floor family bathroom. The principal bedroom features an ensuite shower room. There is plenty of built in storage throughout. A useful utility area comes complete with storage and can be accessed independently.

Services

Mains electricity, oil fired central heating, mains water, mains drainage.

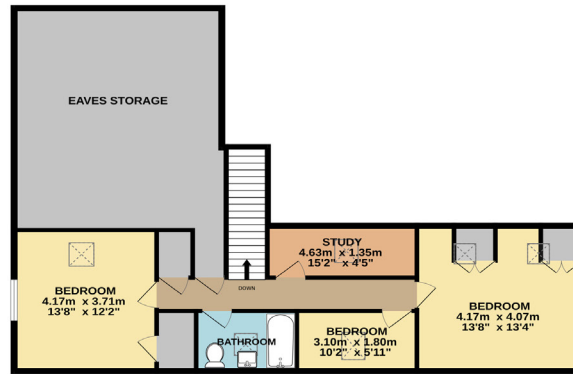
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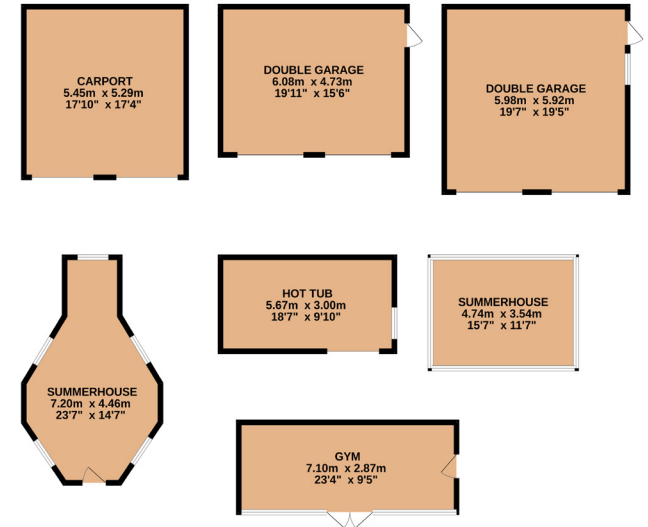
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Hainford is located 8.5 miles north of the Cathedral city of Norwich. There is a primary school, a popular public house/restaurant, church and village hall.

The nearby villages of Coltishall and Wroxham offer extensive amenities.



Families

Hainford has a wonderful community feel and has an active village hall. There is a highly regarded primary school, an active village hall with football pitch and children's playground.

There is a highly regarded primary school.

Norwich offers a wide range of private schooling for all ages.







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Agents Details



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