



FREEHOLD



House - Detached

**WATERLOO ROAD  
HAINFORD  
NR10 3AX**

Price Guide

**£600,000**

#### FEATURES

- Executive Detached
- 29ft Reception
- Designer Bathroom
- Study
- Landscaped Garden
- Contemporary Design
- Stylish kitchen
- Sitting Room
- Five Bedrooms
- Garage & Car Port



# 5 Bedroom House - Detached located in Hainford

Nestled on Waterloo Road in the charming village of Hainford, Norwich, it stands as a testament to modern living that does not compromise on character. This delightful residence boasts a unique roof-scape that adds visual interest to its exterior, setting it apart from typical modern constructions.

Upon entering, you are welcomed by the warmth of engineered oak flooring that flows through the sitting room and study, creating an inviting atmosphere. The ground floor is designed for seamless living, with rooms that connect effortlessly, making it ideal for both relaxation and entertaining especially the 29ft family room with 6m bifolding doors out to the rear landscaped garden.

As you ascend to the first floor, you will find four generously sized bedrooms, each equipped with built-in wardrobes, ensuring ample storage space. The principal bedroom features a designer style en-suite, providing a private retreat, while a well-appointed luxury family bathroom serves the remaining bedrooms, catering to the needs of a modern family.

This red brick and flint stone house is not only aesthetically pleasing but also practical, featuring double glazed windows that enhance energy efficiency. The property offers generous accommodation, both indoors and outdoors, making it perfect for family life.

This home is a remarkable find in its price range, offering individuality and charm that sets it apart from the ordinary. This home is ready to welcome its new owners, providing all the comforts and conveniences of modern living in a picturesque setting.

## Entrance Hall

Oak entrance door to the front along with sealed unit double glazed window, radiator, oak internal doors to wc, study, dining room, sitting room and kitchen. Glass balustrade staircase up to the first floor.

## Wc

Sealed unit double glazed window to the side, wc and wash hand basin, complimented by tiled splashbacks.

## Study

10'2 x 8'1

Sealed unit double glazed window to the front, built in desk and shelving along with tall cupboards on the opposite side, radiator.

## Bedroom Five

10'10 max x 9'10

Sealed unit double glazed box bay window to the front and radiator.

## Sitting Room

18'6 x 11'10

Sealed unit double glazed sliding doors to the family room, oak door to the kitchen and door from the entrance hall. Central feature fireplace and media wall.

## Kitchen/Breakfast Room

17'2 x 9'6

Open plan to the family room, range of base and wall mounted units with sink, quartz worktops and pop up plug, integrated microwave/ second oven, warming draw, oven, hob, extractor fan over, dishwasher, single fridge and slim wine fridge. Splash backs. Underfloor heating, opening to the utility room and opening to family room.

## Utility Room

6'7 x 5'0

Half double glazed door to the side, space for fridge/freezer, space and plumbing for washing machine and tumble dryer. Louver doors to the electric boiler cupboard.

## Family Room

29'0 x 11'0

Sealed seven unit bifolding double glazed doors spanning almost the full width of this stunning room. Integrated with the kitchen and the sitting room seamlessly connected out to the landscaped rear garden. Underfloor heating and four Velux

style roof lights flooding this room with natural light. There is enough space for sofas, large dining table and even a home gym with enough room for the essentials to get your morning ready, set go. Underfloor heating again.

#### First Floor Landing

Glass balustrade again matching the staircase making this area feel spacious. Internal oak doors to all bedrooms and the family bathroom, not forgetting the airing cupboard housing the electric megaflow which produces your hot water.

#### Principle Bedroom

12'6 x 11'10

Sealed unit double glazed window to the front, radiator, sliding door wardrobe, door to the ensuite.

#### Ensuite

Sealed unit double glazed window to the front, stylish suite with double shower cubicle adding a touch of luxury is the illuminated mirror over the vanity wash hand basin. Designer styled tiled splash back really makes this a boutique hotel feel.

#### Bedroom Two

11'2 x 10'1

Sealed unit double glazed window to the front, radiator and wardrobe.

#### Bedroom Three

10'0 x 9'11

Sealed unit double glazed window to the rear, wardrobe and radiator.

#### Bedroom Four

11'1 x 8'8

Sealed unit double glazed window to the rear, wardrobe and radiator.





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#### Family Bathroom

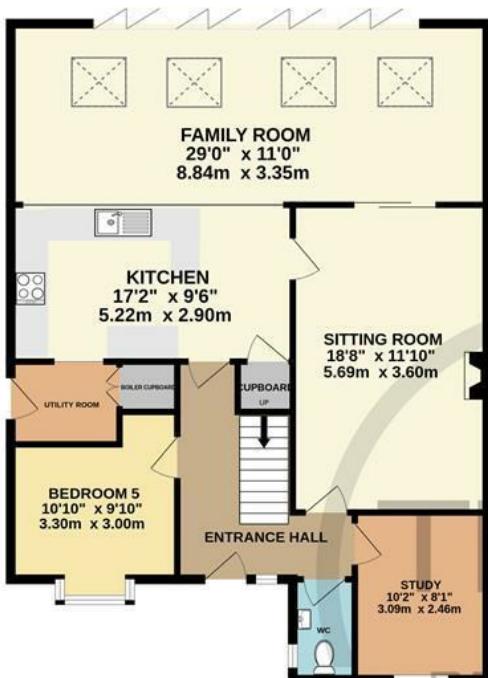
Beautiful bathroom with panel bath, shower and screen with modern slatted splashbacks. Wash hand basin freestanding with splash backs, concealed cistern wc. Radiator.

#### Outside

The frontage has distinct kerb appeal with the sculptured brick and flint walls either side of the electric entrance gates. Once the otherside there is plenty of parking with the brickweave driveway that extends either side and round to the garden access. A garage and carport leading to the property set back behind. There are side access gates either side of the property leading round to the landscaped rear garden. The decking is the main entertaining area, with glass balustrade surrounding with steps down to the lawn. Borders are mature trees, shrubs and other planting making this a really private feel. Ideal for the growing family and certainly if entertaining guests or relaxing are high on your list then this is the home to do just that. Overall we think this home has it all, so make time to view as you wont be dissapointed.



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01603 338433

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)

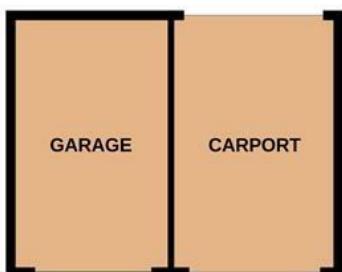
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Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(33-54)	E		
(21-36)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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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