

ARLINGTON  
PARK



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18 Chapel Road

, Hainford, NR10 3NA

Price Guide £350,000



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**Arlington Park is delighted to bring back to market this beautifully renovated three-bedroom semi-detached cottage in the desirable village of Hainford. We originally sold the property when it required modernisation. Now fully reconfigured and thoughtfully refurbished throughout, this stylish home blends period charm with contemporary living in a peaceful countryside setting.**

- \*\*\*Guide price £350,000-£360,000\*\*\*
- Contemporary kitchen with pantry
- Modern downstairs bathroom & upstairs WC
- Generous sympathetically landscaped rear garden
- Modern, intelligent energy-efficient electric heating throughout
- Three well-proportioned bedrooms
- Open-plan living/family room
- Conservatory & separate utility room
- Shingled driveway with parking for several vehicles
- Fully modernised & reconfigured semi-detached cottage



### FULL DESCRIPTION

\*\*\*Guide price £350,000-£360,000\*\*\*. Originally a traditional cottage in need of renovation, the current owners have transformed this property through a high-quality programme of works. The result is a bright, stylish, and practical home that's ready to move into, benefitting from modern, smart, energy-efficient electric heating throughout.

### GROUND FLOOR ACCOMMODATION

You enter into a welcoming hallway with hardwearing wood-effect flooring, which continues into a bright and comfortable family room at the front of the property. A cosy dining nook with built-in seating provides a charming space for family meals. The room as a whole offers an ideal setting for both everyday living and entertaining.

At the heart of the home is a high-spec kitchen, fitted with sleek white units, integrated appliances, and polished marble-effect floor tiles. A cleverly designed pantry provides practical built-in storage. To the rear is a bright conservatory, perfect for enjoying views of the garden or serving as an additional reception space or home office. Just off the conservatory is a useful laundry/utility room with worktop space and plumbing for a washing machine.

Completing the ground floor is a stylish family bathroom, featuring a white suite with shower over bath, a modern vanity unit, and contemporary herringbone-pattern subway tiling.

### FIRST FLOOR ACCOMMODATION

Upstairs, the property offers three bedrooms: two large doubles and a generous single. The landing provides access to all rooms, along with a contemporary WC.

### OUTSIDE

To the front of the property is a generous shingled driveway providing off-road parking for several vehicles, framed by mature shrubs and established planting. A gated side path leads securely through to the rear garden.

The rear garden provides a well-balanced mix of functional and relaxing spaces. A large area has been laid to Hoggin, forming a hardstanding ideal for outdoor dining, entertaining or seating areas. Beyond this is a neatly kept lawn, a small allotment-style growing area, and mature borders. A timber shed and greenhouse are included, making this a practical yet peaceful outdoor space. The garden is fully enclosed and offers a sense of privacy and calm.

### ADDITIONAL INFORMATION

- EPC Rating: E – (Recorded before renovations)
- Council Tax Band: B
- Local Authority: Broadland District Council
- Tenure: Freehold
- Heating: Modern, intelligent energy-efficient electric heating throughout
- Windows: UPVC Double glazed throughout

### LOCATION

Hainford is a well-connected North Norfolk village offering a blend of countryside tranquillity and accessibility. The village road links, with Norwich and surrounding amenities just a short drive away.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		40	
England & Wales		EU Directive 2002/91/EC	

