



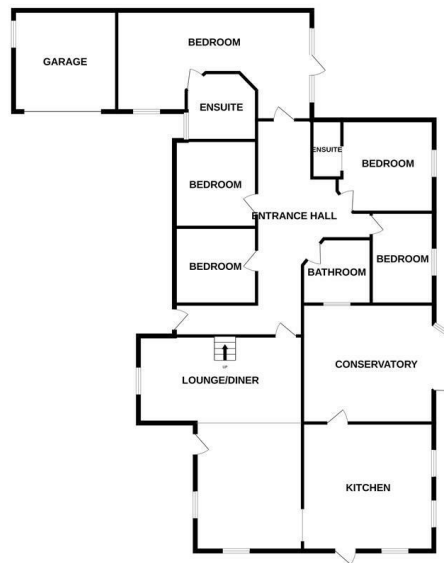
**22 Cromer Road | Hainford | Norwich | NR10 3AU**

**Guide Price £550,000**

**\*\*GUIDE PRICE £550,000 - £575,000 SUBSTANTIAL DETACHED BUNGALOW ON A LARGE PLOT MEASURING APPROXIMATELY A QUARTER AN ACRE\*\*** Gilson Bailey are delighted to offer this extremely spacious five-bedroom detached bungalow, occupying a substantial plot surrounded by woodland and open fields in the highly sought-after village of Hainford. Offering wonderfully versatile accommodation, this impressive home comprises a welcoming entrance hall, expansive lounge/diner ideal for family gatherings, modern fitted kitchen, bright conservatory, family bathroom and five generous bedrooms, two of which benefit from en-suite facilities. Outside, the property continues to impress with a large driveway providing ample off-road parking, a garage and mature gardens wrapping around the home, with delightful field views. Benefiting from double glazing and gas heating, this superb bungalow offers space, and flexibility in equal measure, making it a fantastic family home – early viewing is highly recommended to appreciate the potential on offer.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements, of doors, windows, stairs and any other items are approximate and not responsible to them for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown hereon have not been tested and no guarantee is to their availability or efficiency can be given.  
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### Location

Hainford can be found just to the north of the city of Norwich with some local amenities including a popular local pub/restaurant. There is ease of access to the historic market town of Aylsham with a further wide range of amenities, the North Norfolk coastline, NDR and Norwich International Airport.

### Accommodation Comprises

Front door to:

#### Entrance Hall 33'3" x 12'2"

Doors to lounge/diner, five bedrooms and bathroom.

#### Lounge/Diner 26'3" x 19'10"

Three double glazed windows, two radiators, stairs down to cellar.

#### Kitchen 15'8" x 14'9"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer, washing machine and dishwasher, three double glazed windows, door to side.

#### Conservatory 18'9" x 14'7"

Double glazed construction with doors to garden.

#### Bathroom 7'11" x 7'2"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Bedroom One 25'9" x 13'3"

Double glazed window, two radiators, door to rear.

#### En-Suite 8'6" x 8'3"

Walk-in shower, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Bedroom Two 11'10" x 11'4"

Double glazed window, radiator.

#### En-Suite 7'4" x 3'8"

Low level WC, hand wash basin, space for shower cubicle.

#### Bedroom Three 10'7" x 10'4"

Double glazed window, radiator.

#### Bedroom Four 11'1" x 7'9"

Double glazed window, radiator.

#### Bedroom Five 10'0" x 9'5"

Double glazed window, radiator.

### Outside

Large driveway from the main road providing ample off road parking, single garage, mature front and rear gardens backing on to woodland and fields.

### Local Authority

Broadland District Council, Tax Band D.

### Tenure

Freehold


### Utilities

Cable broadband.  
Mains water gas and electric.  
Septic tank

### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


**Energy Efficiency Rating**

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

**Local Authority**

Broadland District Council, Tax Band D

**Tenure**

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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