



COAST & COUNTRY LIVING

Finer Details



Impressive four-bedroom detached family home

Highly desirable village of Hainford

Approximately five miles from Norwich

Ideally positioned for the Norfolk Broads

Exceptional private garden, substantially enlarged by the current owners

Generous driveway parking and large garage

Superb dual-aspect sitting room opening onto the garden

Wood-burning stove and an abundance of natural light

Modern kitchen overlooking the garden

Principal bedroom with dedicated dressing room

Occupying a wonderfully private position, set back from the road in the sought-after Norfolk village of Hainford, this impressive four-bedroom home offers an enticing combination of generous accommodation, beautifully proportioned living spaces and a truly exceptional garden.

With Norwich approximately five miles away and the beautiful landscapes and waterways of the Norfolk Broads within easy reach, the setting is particularly special, offering the tranquillity and charm of village life while retaining the convenience of the city close at hand.

The approach immediately creates a sense of space and privacy. A generous driveway provides ample off-road parking and leads to a large garage, making this a particularly practical home for family life.

Step inside and the house reveals itself as a light, welcoming and highly versatile home, with an easy flow between its principal rooms and the magnificent garden beyond.









The modern kitchen also enjoys a delightful outlook over the rear garden, providing an attractive backdrop to everyday family life.

A separate dining room offers considerable versatility. Currently used as a gym, this adaptable room could easily return to its original purpose as a dining room or make an excellent home office, children's playroom or cosy snug allowing the house to evolve effortlessly with the needs of its next owners.

A downstairs WC completes the ground-floor accommodation.





Upstairs, four bedrooms provide comfortable and flexible accommodation for family and guests.

The principal bedroom is complemented by its own dedicated dressing room, creating a more luxurious private space while providing excellent storage.

Three further bedrooms complete the first-floor accommodation, offering plenty of flexibility for children, visiting family and friends, or those wishing to create additional home-working space.





The exceptional rear garden is undoubtedly one of the defining features of this special home.

Recognising the appeal and potential of the setting, the current owners purchased additional land to significantly extend the original garden, creating the wonderfully expansive private grounds enjoyed today.

The result is an outside space of impressive proportions, something increasingly difficult to find and one which gives the property a genuine sense of openness and privacy.

There is ample space for children to play, entertaining family and friends, summer lunches and evening drinks, as well as quieter areas in which to simply relax and enjoy the surroundings.

The double doors from the sitting room allow the living accommodation to flow naturally into the garden during the warmer months, making the outside space feel like a true extension of the home.

For buyers who value privacy and generous outside space, the garden is likely to be one of the property's most compelling features.

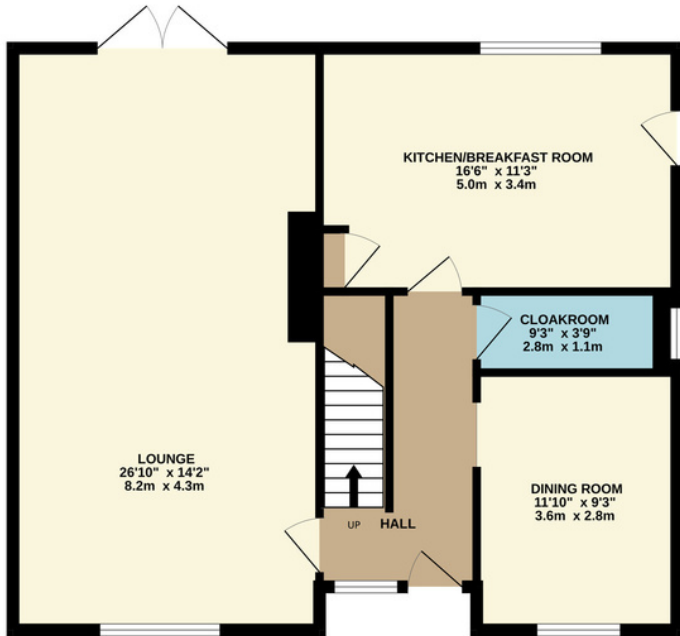




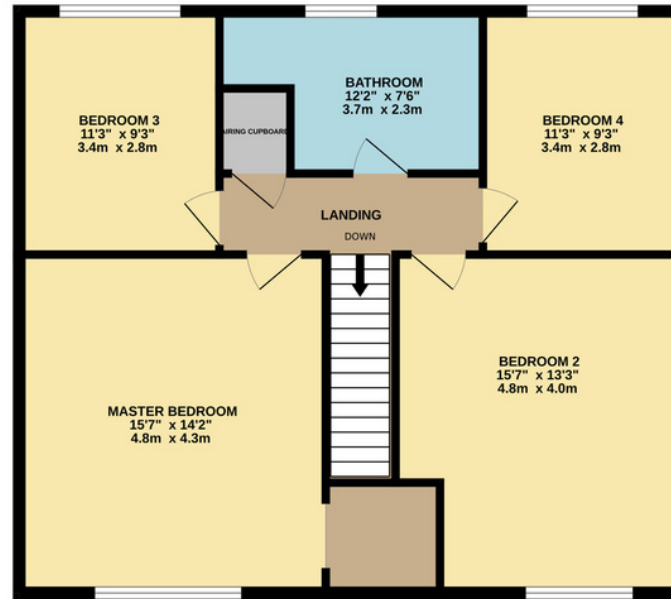




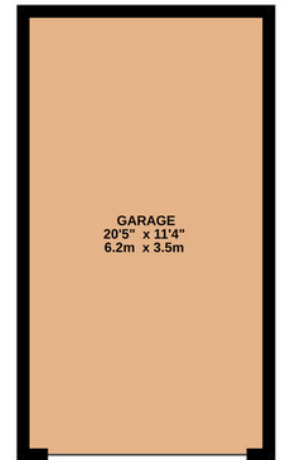
GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
820 sq.ft. (76.2 sq.m.) approx.



GARAGE
232 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 1847 sq.ft. (171.6 sq.m.) approx.

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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