

propertyladder



Chequers Meadow, Hainford, NR10

A Substantial Four Bedroom Detached Family Home Built In 2016!

GUIDE PRICE £700,000 - £750,000 FREEHOLD



**BRITISH
PROPERTY
AWARDS**

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

CONTEMPORARY COMFORT ON A GENEROUS PLOT!

The ground floor is approached via an extended entrance porch, leading into a large and welcoming entrance hall, with the accommodation designed to provide a modern, open plan feel. The current owners have opened up the space between the kitchen and dining room to create an impressive open plan kitchen/diner, featuring a large central island, quartz worktops and a range of integrated Neff appliances. Extending from the dining area is a fantastic sun room, featuring standing seam zinc cladding, maintenance free horizontal Enviro recycled plastic boarding, extensive glazing and large tri-fold doors, providing far reaching views and a seamless connection to the rear garden. The ground floor is further complemented by a separate utility room with additional sink and storage, a generous 21ft living room complete with feature woodburner, a dedicated study/office which offers excellent versatility and could also be utilised as a fifth bedroom, and a convenient ground floor WC. Upstairs, a spacious landing provides access to four well proportioned double bedrooms, two of which benefit from built in wardrobes. The principal bedroom is further enhanced by a modern en-suite shower room, while a family bathroom, fitted with both a bath and separate shower, serves the remaining bedrooms. The property also benefits from underfloor heating throughout, with individual room control zones providing efficient and flexible temperature control.



“a further decking area sits immediately adjoining the extended sun room”



Overview

- Four Double Bedrooms Off Large Upstairs Landing
- Double Garage & Ample Off Road Parking
- Generous Plot Within An Exclusive Development Of Hainford
- Open Plan Kitchen/Diner With Large Island & Separate Utility Room
- Extended Sun Room With Tri-Fold Doors Opening To Garden
- En-Suite, Family Bathroom & Ground Floor Wc
- 21ft Living Room With Wood Burner & Separate Study/Office





Location

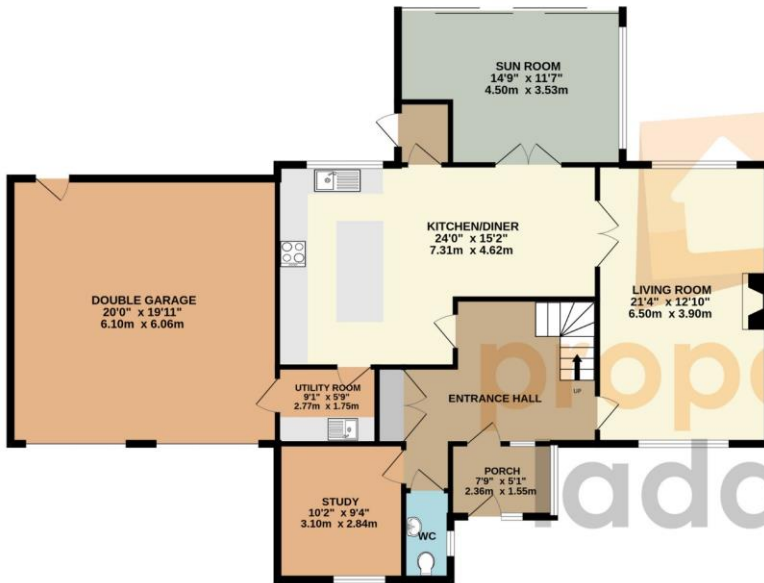
Chequers Meadow is situated within the popular village of Hainford, enjoying a peaceful semi rural setting while remaining conveniently positioned for access to Norwich and the surrounding Norfolk countryside. The village is served by Hainford VC Primary School, catering for children aged 4-11, while further schooling options are available in nearby Spixworth, including Spixworth Infant School and Woodland View Junior School. Local amenities include the well regarded The Chequers Hainford, providing a popular village pub and dining option, alongside Hainford Village Hall which hosts a variety of community activities. For everyday shopping and further amenities, the neighbouring villages of Spixworth, Horsford and Buxton are all within easy reach, while Norwich city centre provides an extensive range of shopping, leisure, entertainment and dining facilities. Medical facilities are also available nearby, including Drayton Medical Practice in Horsford.



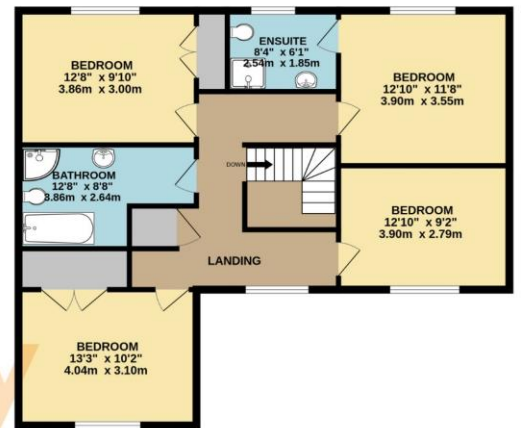
Outside

The property benefits from an exceptional amount of space to both the front and rear. To the front, a large shingled driveway provides ample off road parking, complemented by a generous and well maintained lawn. The property also benefits from a substantial double garage, offering convenient access via the main garage doors, internally from the utility room and directly from the rear garden. The rear garden is a particularly impressive feature, offering a generous, fully enclosed and non overlooked space. The garden is thoughtfully arranged with two separate patio areas, one positioned towards the front and another to the rear, while a further decking area sits immediately adjoining the extended sun room. The remainder of the garden is predominantly laid to a large, well maintained lawn, complemented by mature shrubs, a summer house and a useful outdoor shed.

GROUND FLOOR
1530 sq.ft. (142.2 sq.m.) approx.



1ST FLOOR
906 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 2436 sq.ft. (226.3 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.
Made with Metropix ©2025

FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

COUNCIL TAX BAND: E

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING - UNDERFLOOR HEATING, AIR SOURCE HEAT PUMP

BRITISH
PROPERTY
AWARDS
2025

GOLD WINNER
ESTATE AGENT
IN NORWICH
(NR10-16)

98 Crostwick Lane, Spixworth, NR10 3NQ
T 01603 898100
propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. These published details should not be considered to be accurate and all information, including but not limited to lease details, boundary information and restrictive covenants have been provided by the sellers. Property Ladder have not physically seen the lease nor the deeds.