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Select

Burebank House,  
Stratton Road  
Hainford



A SUPERB FOUR-BEDROOM HOME, WITH MANY EXEMPLARY FEATURES STANDING IN PRIVATE WEST FACING GARDEN

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## Burebank House, 23 Stratton Road, Hainford, NR10 3AY

### RECEPTION HALL

A spacious reception hall with door in from the driveway. Stairs, with storage under, and glass balustrades lead to the first floor, and partially glazed wooden doors open to the kitchen/dining room. Attractive, quality, flooring which continues through much of the ground floor.

### CLOAKROOM

Fitted with wc and hand wash basin.

### STUDY/FOURTH BEDROOM

Ideal for those working from home but this room could readily double as a fourth bedroom if required. Fitted storage to one wall, window to the side aspect.







## KITCHEN/DINING ROOM

This fantastic open plan room was created by the current owners and features a quality kitchen fitted with an excellent range of fitted base cupboard and drawer units to two walls having granite worksurfaces and inset sink with mixer tap. Fitted wall cabinets incorporate a microwave while to one wall larder units provide

further excellent storage, and house twin Neff ovens with warming drawers. A generous island, with power, partially divides the room and offers further workspace with storage under, and incorporates a breakfast bar. Other appliances fitted within the kitchen include a microwave, dishwasher, wine cooler and five ring induction hob with hood over.

The spacious dining area has plenty of space for a dining table and is fitted with a contemporary wood burner. This open plan living area is completed by a more intimate, carpeted, seating area. Windows with central French doors overlook the garden, while three velux windows allow for plenty of natural light.



### UTILITY ROOM

Offering further storage and space for a freestanding fridge/freezer this room has plumbing for a washing machine and drier. Window to the side aspect, and door out to the front.

### LANDING

A generous landing with windows to the front aspect. Fitted airing cupboard.

### BEDROOM 1

A lovely double bedroom with window to the rear aspect overlooking the garden.

### DRESSING ROOM

Fitted with mirrored wardrobes to two walls, and dressing table.

### EN-SUITE

This stylish en-suite is fitted with both rainwater and handheld showers in oversize cubicle, wc with concealed cistern and vanity hand wash basin with storage under.

### BEDROOM 2

Another generous double bedroom with mirrored wardrobes to one wall, and window to the rear aspect overlooking the garden.

### SHOWER ROOM

As with the en-suite this stylish shower room has an oversize shower cubicle, wc with concealed cistern and vanity hand wash basin with storage under.

### BEDROOM 3

With window to the front aspect.





summer house has power and lighting and could lend itself to use as a garden office or studio. Alongside this is a gravelled vegetable garden with raised beds, shed and greenhouse. This private garden is enclosed by timber fencing with shrub border.

ENERGY RATING: D

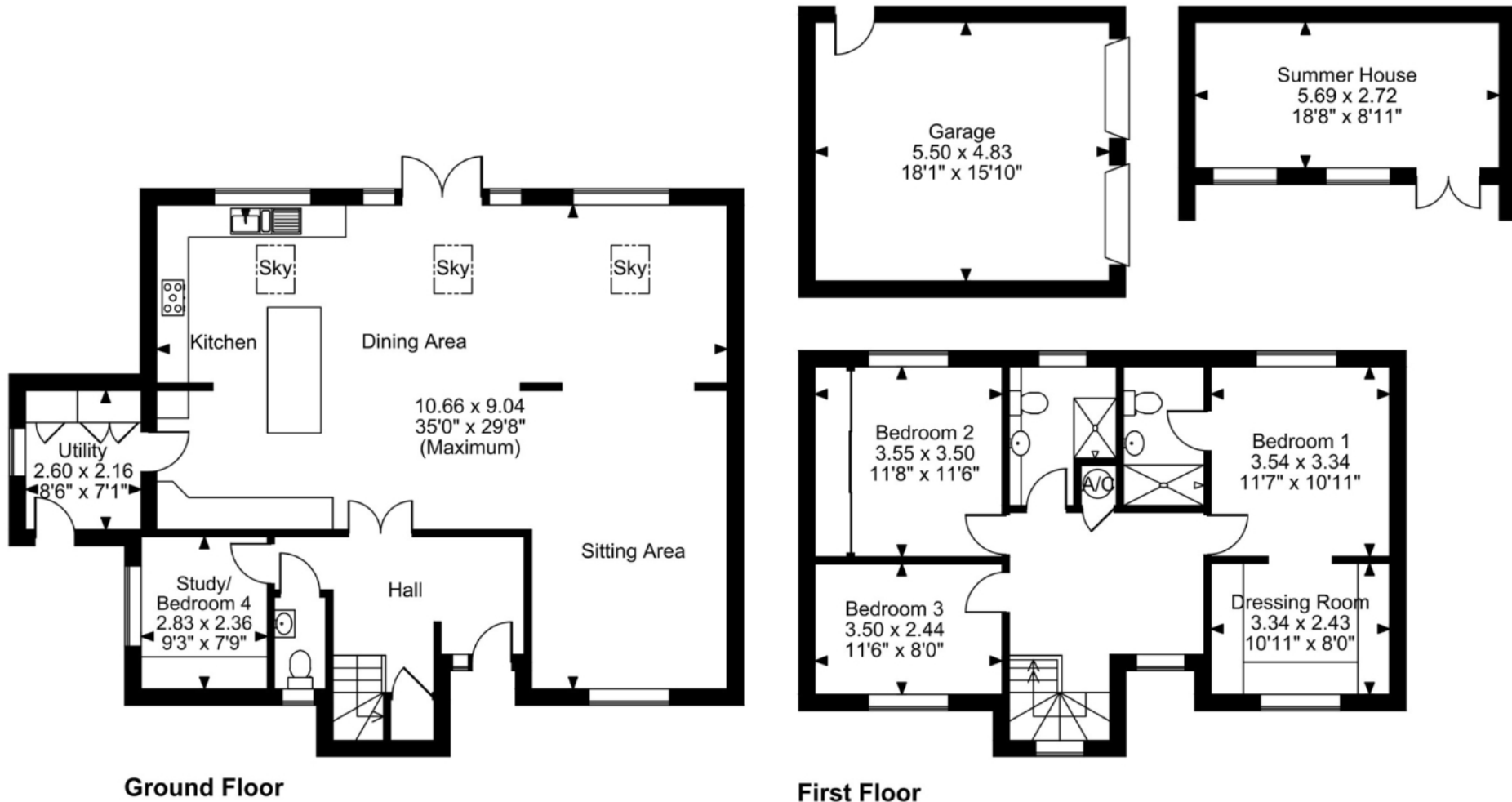
COUNCIL TAX BAND: D

## EXTERNAL

The property stands well back from the road and is approached onto a wide driveway providing parking and access to the detached double garage. This garage has power, lighting and twin electric doors. The generous rear garden, which is west facing garden, features a wide central lawn with a paved sun terrace adjoining the house and leads to the summer house with covered veranda. This large timber



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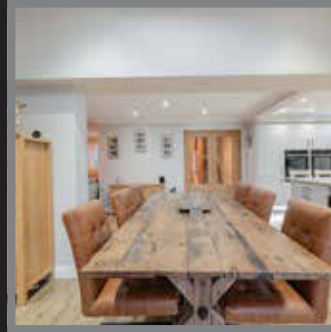
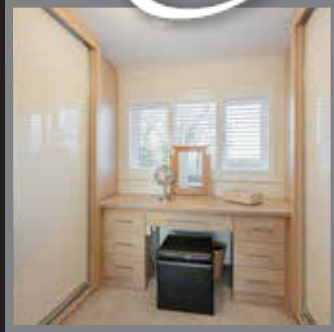
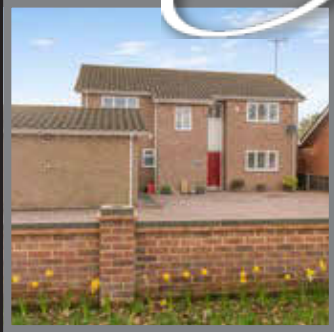


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The position & size of doors, windows, appliances and other features are approximate only.

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## OFFERS IN EXCESS OF £700,000

This beautifully presented individual home offers spacious, stylish accommodation within the village of Hainford to the north of Norwich. The current owners have undertaken an extensive programme of upgrading throughout and created a fantastic open plan kitchen/dining/living room which overlooks and opens into the private west facing garden. The quality kitchen is fitted with appliances which include twin ovens, twin warming drawers, induction hob, wine cooler, dishwasher and microwave. Additional accommodation on the ground floor includes the welcoming reception hall, cloakroom and office which could easily be used as a fourth, ground floor bedroom. On the first floor there is a wide landing, principal bedroom with dressing room and en-suite, two further bedrooms and shower room.

Parking is provided by a generous drive with detached double garage and there is a large rear garden which has a westerly aspect. The rear garden also features a lovely sun terrace, large summerhouse, and vegetable garden with shed and greenhouse. Viewing is essential to fully appreciate the size and quality of the accommodation offered by this exceptional property.

### LOCATION

The village of Hainford is around 8 miles to the north of Norwich and is well situated for access into the City, the Norfolk Broads and the north Norfolk coast. The village itself has a primary school and village pub, The Chequers. To the north of Hainford the bustling market town of Aylsham is a popular destination with an excellent range of local amenities, including shopping, bars, restaurants and schooling.

The County Capital, Norwich, offers an excellent range of shopping, both public and private schooling, leisure facilities as well as having a wide variety of restaurants and public houses. The City is well known for its Theatre, covered market, Cathedrals, and Universities as well as the River Wensum, part of the Broads National Park which runs through the City. Norwich further benefits from an international airport and mainline rail link to London, Liverpool Street.



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