



## 51 Harvest Close | Hainford | Norwich | NR10 3TA

### Guide Price £450,000

**\*\*GUIDE PRICE £450,000 - £475,000\*\*** Gilson Bailey are delighted to offer this stunning four-bedroom detached family home, beautifully renovated and tucked away in a quiet cul-de-sac in the highly sought-after village of Hainford. Finished to an exceptional standard throughout, the property offers generous and versatile accommodation ideally suited to modern family living. The ground floor comprises a welcoming entrance hall, a bright lounge, formal dining area, sleek modern fitted kitchen, utility room, study and WC. On the first floor, there are four double bedrooms and a family bathroom off landing, with the impressive principal bedroom further enhanced by a walk-in wardrobe and a stylish en-suite shower room.

Outside, the property continues to impress with a lawned front garden and driveway providing ample off-road parking, leading to a double garage complete with power and lighting. To the rear, a private enclosed garden offers excellent space for entertaining, with both patio and decking seating areas perfect for outdoor dining and relaxation.

Further benefits include oil central heating, double glazing, and the reassurance of a full renovation completed to a high standard. Rarely available in such superb condition, this exceptional home combines style, space and location, making it the perfect choice for families seeking village living with easy access to Norwich and surrounding areas. Early viewing is highly recommended to fully appreciate all that this home has to offer.





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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### 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

Doors to lounge, kitchen, study, WC and stairs to first floor.

#### Lounge 23'6" x 11'7"

Double glazed window, radiator, wood burner, bi-fold patio doors.

#### Dining Area 9'8" x 8'8"

Double glazed window, radiator.

#### Kitchen 21'1" x 8'8"

Fitted wall and base units with worktops over, butler sink with tap over, fitted hob and oven, integrated dishwasher and wine fridge, space for fridge/freezer, double glazed window, radiator.

#### Utility Room 9'0" x 6'6"

Space for washing machine, door to garage.

#### Study 6'11" x 5'9"

Double glazed window, radiator.

#### WC

Low level WC, hand wash basin, frosted double glazed window.

#### First Floor Landing

Doors to four bedrooms and bathroom.

#### Bedroom One 14'7" x 9'8"

Double glazed window, radiator.

#### Walk-in wardrobe 8'11" x 6'10"

Built in wardrobes, double glazed window, radiator.

#### En-Suite 6'5" x 5'10"

Walk-in shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

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

Double glazed window, radiator, built in wardrobe.

#### Bedroom Three 11'0" x 8'11"

Double glazed window, radiator.

#### Bedroom Four 9'2" x 7'4"

Double glazed window, radiator.

#### Bathroom 6'6" x 5'10"

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

#### Outside Front

Lawned garden and driveway providing off road parking.

#### Garage 17'10" x 15'9"

With power and lighting.

#### Outside Rear

Patio and decking seating areas, lawned garden, enclosed by timber fencing.

#### Local Authority

Broadland District Council, Tax Band E.

#### Tenure

Freehold

#### Utilities


Fibre to the cabinet broadband available.  
Mains water, electric and oil heating.

#### 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>		<b>75</b>
(55-68) <b>D</b>	<b>56</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	

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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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