



19 HAUTBOIS ROAD

Badersfield, NR10 5JL

£425,000

Freehold

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NR10 5JL

- Four-bedroom detached home
- Beautifully decorated & thoughtfully refreshed
- Superb field views
- Approx. 1,733 sq. ft. of accommodation
- Two reception rooms
- Generous kitchen & utility area
- Large garden with patio
- Versatile outside studio
- Detached garage & ample parking
- Excellent Badersfield location near North Walsham & Wroxham





Set within the established & highly regarded community of Badgersfield, formerly RAF Coltishall, this impressive detached home enjoys an enviable position with open field views beyond. The setting combines a wonderfully peaceful, semi-rural feel with excellent everyday convenience, with a local shop, village pub, church & recreation areas close by, while both North Walsham & Wroxham are around ten minutes away. The surrounding countryside also provides an abundance of opportunities for walking and enjoying the Norfolk landscape, making this an exceptionally well-placed home for those seeking both connection & tranquillity.

Beautifully decorated & thoughtfully refreshed by the current owners, the property has been given a new lease of life while retaining an effortless sense of flow throughout. The generous accommodation extends to around 1,733 sq ft & now offers four bedrooms, an evolution that feels entirely natural to the home's layout & provides superb flexibility for modern family life. Two reception rooms create distinct spaces for relaxing & dining, while the kitchen is particularly well suited to everyday living, complemented by a useful utility area & ground-floor shower room. Upstairs, the four bedrooms are served by a family bathroom and separate WC, with each of the largest three bedrooms complete with built-in wardrobes. The result is a home that feels considered, comfortable & exceptionally adaptable.

Outside, the property continues to impress, with a generous garden enjoying a wonderful outlook towards the surrounding fields, together with a patio and established hedging creating an attractive setting for outdoor entertaining & family life. A substantial detached garage provides excellent storage & parking, while the newly built outside summerhouse provides a fantastic studio space – an incredibly versatile addition that could serve equally well as a home office, creative workspace, games room, bar or playroom. With its beautiful presentation, flexible four-bedroom accommodation, superb outside space & captivating rural outlook, this is a home that combines everyday practicality with an enviable Norfolk lifestyle.



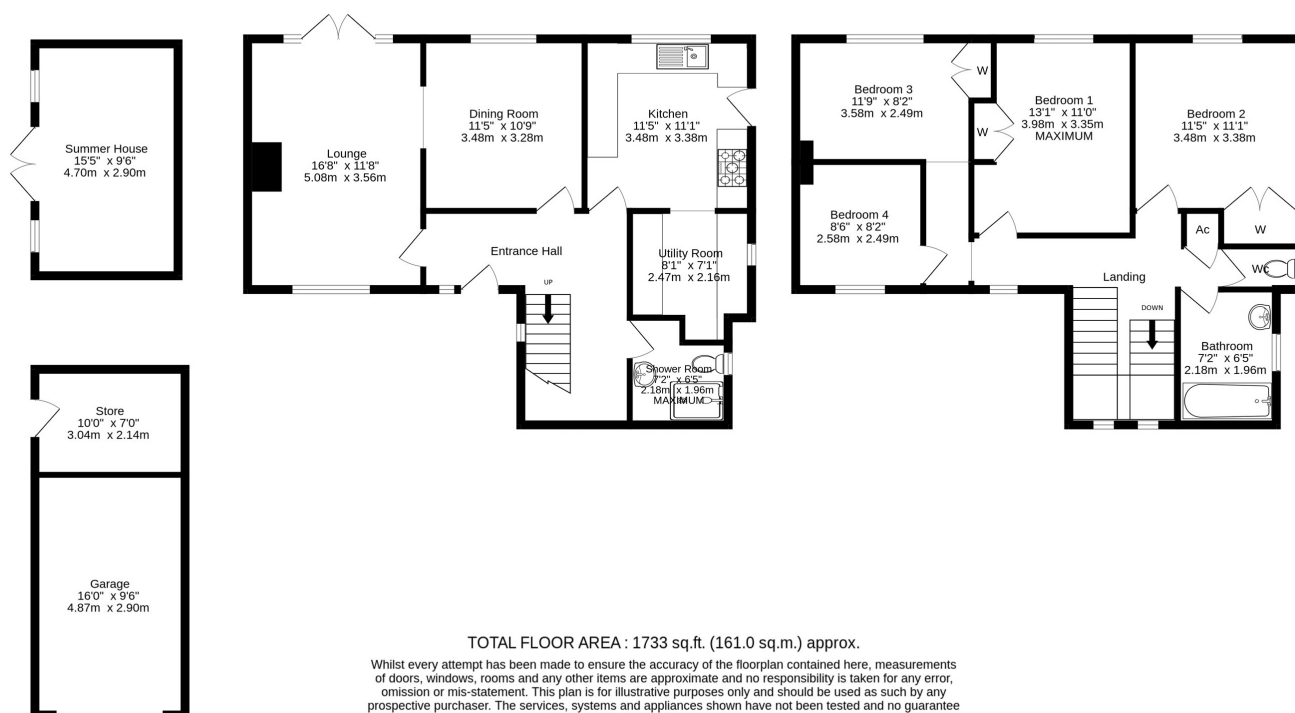




Outbuilding+Garage
376 sq.ft. (34.9 sq.m.) approx.

Ground Floor
678 sq.ft. (63.0 sq.m.) approx.

1st Floor
679 sq.ft. (63.1 sq.m.) approx.



Services connected: Mains water, electricity, drainage & gas.

Council Tax: Band C.

Energy Efficiency Rating: To be confirmed.

Tenure: Freehold.

Location: What3words – ///hero.congested.showrooms

Agent's note: Service charge of £937.08pa for grounds maintenance.

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