



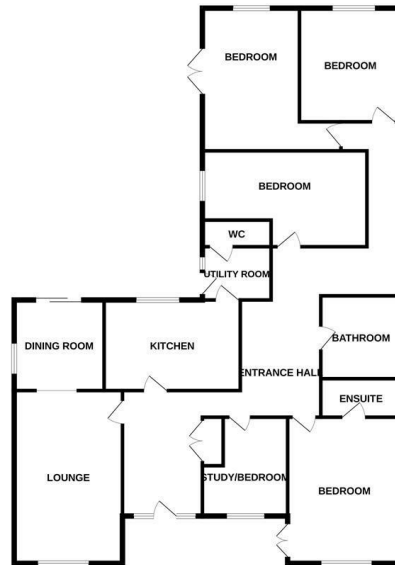
12 Meadowcroft, Waterloo Road | Hainford | Norwich

£675,000

****A MUST SEE DETACHED BUNGALOW HIDDEN AWAY ON A LARGE PLOT**** Gilson Bailey are delighted to offer this substantial and individually built five bedroom detached bungalow, beautifully positioned on a generous plot in the highly sought-after village of Hainford, offering an exceptional blend of space, privacy, and versatility. This impressive home is superbly presented throughout and boasts expansive accommodation including a spacious entrance hall, an elegant lounge, a separate dining room perfect for entertaining, a well-appointed kitchen, utility room, WC, office/bedroom, a family bathroom, and four generously sized bedrooms, with the principal bedroom benefiting from its own en-suite shower room. Externally, the property continues to impress with a large sweeping driveway providing ample off-road parking, a garage, and a truly stunning, extensive rear garden that offers a high degree of privacy, complemented by a substantial outbuilding/workshop with a variety of potential uses. Further benefits include double glazing, oil heating, and excellent overall condition, making this a superb opportunity to acquire a spacious and flexible family home in a desirable village setting—early viewing is highly recommended.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, window sizes and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are based on the current plans and are subject to their availability at the time of sale.

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, four bedrooms and bathroom.

Lounge 18'11" x 11'10"

Two double glazed windows, two radiators.

Dining Room 9'11" x 9'10"

Sliding patio doors, double glazed window, radiator.

Kitchen 14'10" x 9'10"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, dishwasher and fridge/freezer, double glazed window, radiator.

Utility Room 7'5" x 5'10"

Space for washing machine and tumble dryer.

WC 8'0" x 2'11"

Low level WC, hand wash basin.

Bathroom 9'0" x 9'0"

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

Bedroom One 18'10" x 12'4"

Double glazed window, patio doors, radiator.

En-Suite 8'11" x 3'11"

Shower cubicle, low level WC, hand wash basin, heated towel rail.

Bedroom Two 18'0" x 10'5"

Double glazed window, patio doors, radiator.

Bedroom Three 15'7" x 14'2"

Double glazed window, radiator.

Study/ Bedroom 5 10'9" x 9'4"

Double glazed window to front, radiator.

Bedroom Four 12'2" x 11'2"

Double glazed window, radiator.

Outside Front

Large driveway providing ample off road parking and two large storage outbuildings. The property also has an air raid shelter/underground bunker.

Outside Rear

Patio area leading to a large private lawned garden, mature plants, shrubs and trees, enclosed by timber fencing.

Outbuilding/Workshop 23'11" x 11'9"

Storage 11'8" x 9'1"

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold

Utilities

Fibre to the cabinet.

Mains water and 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) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band D

Tenure

Freehold

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.