



The Willows Lady Lane | Hainford | Norwich | NR10

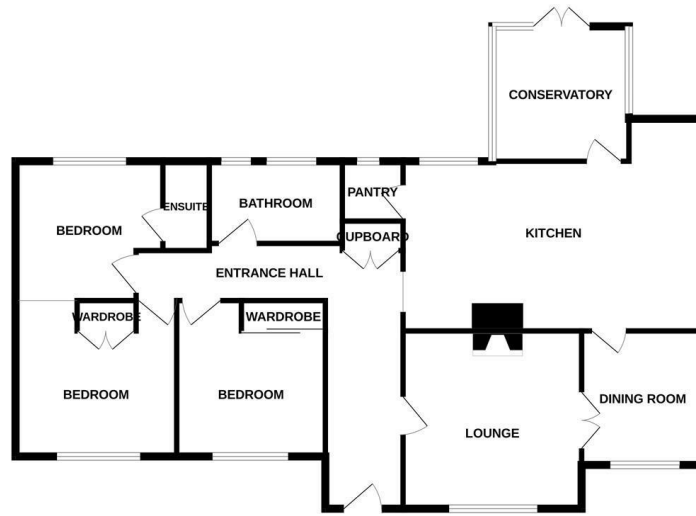
£550,000

****DETACHED BUNGALOW ON A GLORIOUS PLOT OF APPROXIMATELY 1.18 ACRES**** Set within an expansive and rarely available 1.18-acre plot in the tranquil and highly sought-after village of Hainford, this three-bedroom detached bungalow presents an outstanding opportunity for buyers seeking a home with charm, privacy and extraordinary potential. Approached via generous frontage with ample parking and a single garage, the property immediately impresses with its sense of space and versatility. Inside, the well-proportioned accommodation includes a welcoming entrance hall, a lounge, a separate dining room, modern kitchen, a conservatory overlooking the grounds, a family bathroom and three bedrooms, one enhanced by its own en-suite shower room.

What truly sets this property apart are the extensive grounds that wrap around the bungalow, offering vast lawned areas, mature boundaries and an exceptional level of seclusion—ideal for keen gardeners, outdoor entertainers, hobbyists or those looking to create a truly bespoke lifestyle. The size and layout of the land provide remarkable scope for extension, development or multiple alternative uses (STPP), making this a rare find for anyone wanting space to grow. With double glazing, oil-fired heating, and the advantage of being offered with no onward chain, this is a property that promises exciting future possibilities. This superb bungalow is perfectly poised to become a dream family home, a rural retreat or a project brimming with potential—so early viewing is absolutely essential to appreciate the scale and opportunity on offer.



GROUND FLOOR



While 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency at the time of writing.
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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, bathroom and three bedrooms.

Lounge 13'1" x 12'10"

Double glazed window, radiator.

Dining Room 9'1" x 9'0"

Double glazed window, radiator.

Kitchen 22'5" x 12'7"

Fitted wall and base units with worktops over, butler sink with tap over, space for cooker and fridge/freezer, double glazed window, pantry.

Conservatory 10'0" x 8'11"

Doors to garden.

Bathroom 9'10" x 6'0"

Bath with shower over, low level WC, hand wash basin, heated towel rail, two frosted double glazed windows.

Bedroom One 11'7" x 10'9"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 10'11" x 10'2"

Double glazed window, radiator.

En-Suite 6'4" x 3'2"

Shower cubicle, low level WC, hand wash basin.

Bedroom Three 11'10" x 9'8"

Double glazed window, radiator, built in wardrobe.

Outside

Large gardens surrounding the property, driveway providing off road parking and a garage providing multiple uses.

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold

Utilities

Oil heating, mains water and electric.
Septic tank



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(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.

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