



Chapel Road, Hainford, NR10 3NA

A Three Bedroom Detached Home On A Plot Of 0.23 Acres (Stms)!

GUIDE PRICE £495,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

LUXURY LIVING WITH THE VIEW TO MATCH!

This stunning detached home has been completely renovated and beautifully styled to offer a modern and luxurious living experience. The accommodation is both practical and versatile, designed to cater to the needs of contemporary living. The spacious interior features a welcoming entrance hall, a bright and airy living room with large windows that flood the space with natural light, and a stylish open-plan kitchen and dining area equipped with appliances and ample storage.



“the property boasts picturesque countryside views to the rear, providing a serene and tranquil setting”



Overview

- DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- LARGE KITCHEN - DINING ROOM
- BOOT ROOM
- BATHROOM & SEPERATE SHOWER ROOM
- GARAGE
- AMPLE PARKING
- PLOT OF 0.23 ACRES (stms)
- COUNTRYSIDE VIEWS TO REAR
- POPULAR VILLAGE LOCATION



Location

Hainford is a charming rural village nestled amidst picturesque farmland, located approximately six miles northeast of Norwich. The village offers a range of local amenities, including a primary school and pre-school, a village hall, a church, and a welcoming public house. Additionally, there are various local businesses that cater to the needs of the community.

Located in a highly sought-after village to the north of Norwich, this home offers the perfect blend of rural charm and modern convenience. With easy access to local amenities, schools, and transport links, it is an ideal choice for families and professionals alike.



Outside

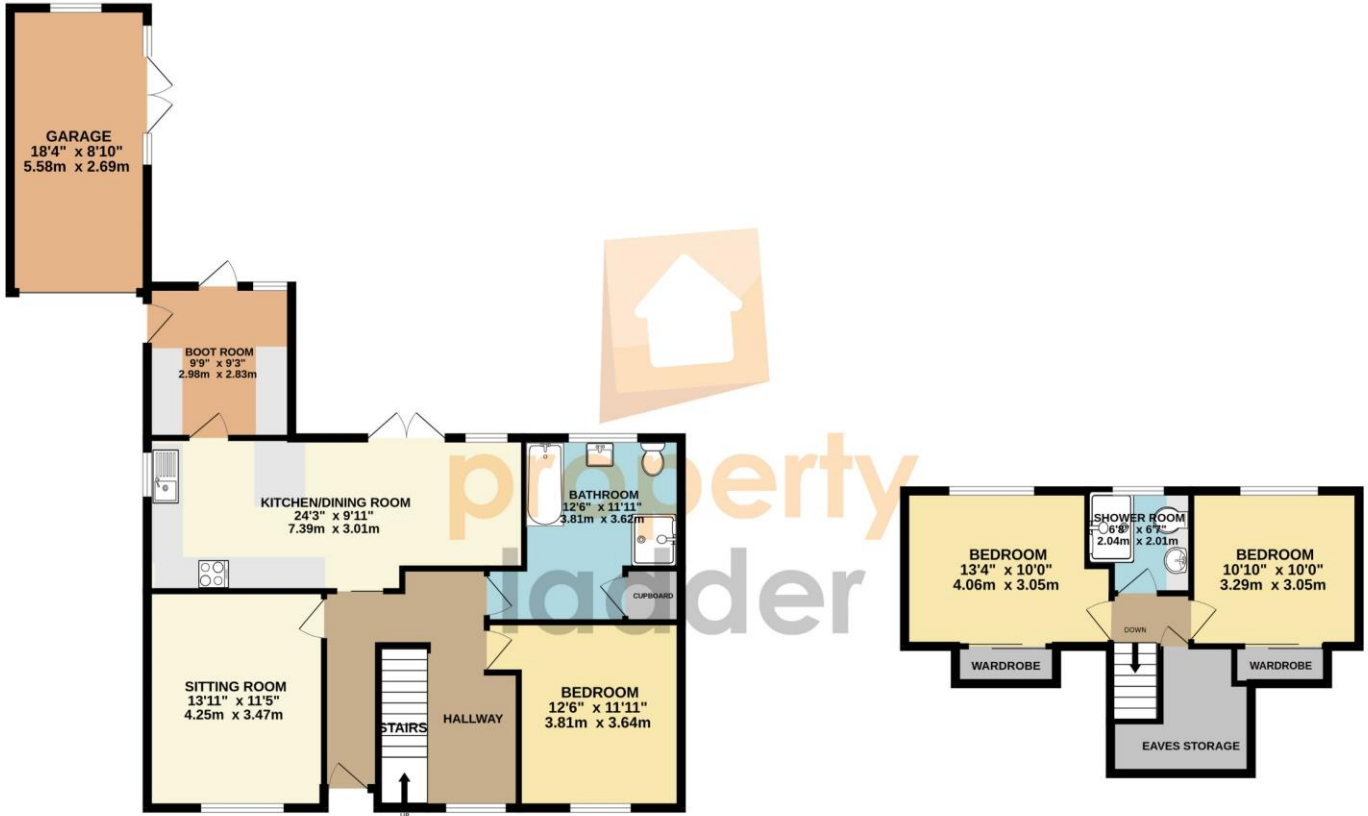
Outside, the mature garden provides a perfect space for outdoor entertaining or simply relaxing and enjoying the peaceful environment. The grass area is now set to wildflower meadow with a wildlife pond and lots of fruit trees

The property also benefits from a driveway with ample parking and a detached garage.

Nestled on a mature plot of approximately 0.23 acres (subject to measured survey), the property boasts picturesque countryside views to the rear, providing a serene and tranquil setting.

GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1460 sq.ft. (135.7 sq.m.) approx.

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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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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