

propertyladder



Newton Road, Hainford, NR10

An immaculate Two Bedroom extremely versatile detached bungalow!

GUIDE PRICE £425,000 to £435,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SPACIOUS RETREAT WITH STUNNING OUTLOOK!

The accommodation is thoughtfully arranged and comprises an entrance hall leading to a modern kitchen with island, integrated appliances and underfloor heating, which in turn provides access to a large entrance porch and a substantial utility room with additional worktop space and housing the boiler. The living room is located to the rear of the property and features a striking multi-fuel woodburner, opening through to a large conservatory that enjoys exceptional views across the garden. The bungalow offers two well proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room with underfloor heating, in addition to a study or further reception room and a family bathroom. Stairs lead to a useful attic room complete with heating, spotlights and Velux windows, alongside eaves storage and a further large storage cupboard, providing valuable and versatile additional space!



“living room is located to the rear of the property and features a striking multi-fuel woodburner”



Overview

- Guide Price £425,000 - £435,000
- Detached Bungalow
- Generous Plot With Uninterrupted Views
- Two Double Bedrooms
- En-Suite Shower Room & Family Bathroom
- Attic Room With Velux Windows, Spotlights & Heating
- Modern Kitchen & Large Utility Room
- Ample Off Road Parking With Gated Access
- Living Room & Study/Office Room
- Large Conservatory Overlooking Garden





Location

The property also offers ample off-road parking, with a large concrete driveway accessed via a substantial five-bar gate, providing both convenience and added privacy. To the rear, the garden is of an exceptional size and mainly laid to well-maintained lawn, complemented by a patio area and neatly arranged flower beds. Beyond the garden, the rear outlook continues uninterrupted across greenery, offering a peaceful and private setting. Additional features include useful storage sheds and a versatile outbuilding at the rear of the garden, fitted with light, power, and heating, making it ideal for a home office, workshop, or hobby space.



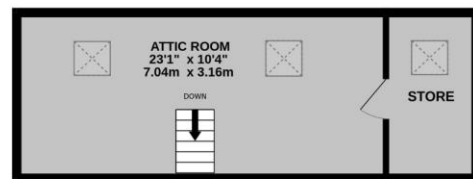
Outside

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GROUND FLOOR
1293 sq.ft. (120.2 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1592 sq.ft. (147.9 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

EPC - TBC

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

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