

# propertyladder



## Chapel Road, Hainford, NR10 3NA

A Charming Two Bedroom Semi-Detached Bungalow!

**GUIDE PRICE £265,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# A RARE OPPORTUNITY!

This delightful semi-detached bungalow offers a wonderful opportunity to enjoy comfortable, single-level living in a peaceful and popular village setting. Featuring two bedrooms, this home is perfect for those looking to downsize or for a first-time buyer seeking convenience and potential.

A standout feature is the garden room extension, offering a light-filled space to relax and take in the views of the south-facing rear garden. The well-maintained fitted kitchen and shower room provide all the practical elements you need for easy living, while the oil-fired central heating ensures warmth and comfort throughout the year.



“the garden room extension, offering a light-filled space to relax”



## Overview

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- GARDEN ROOM EXTENSION
- SOUTH FACING REAR GARDEN
- SHOWER ROOM
- FITTED KITCHEN
- OIL FIRED CENTRAL HEATING
- GARAGE & DRIVE
- POPULAR VILLAGE LOCATION
- MUST BE SEEN!





## Location

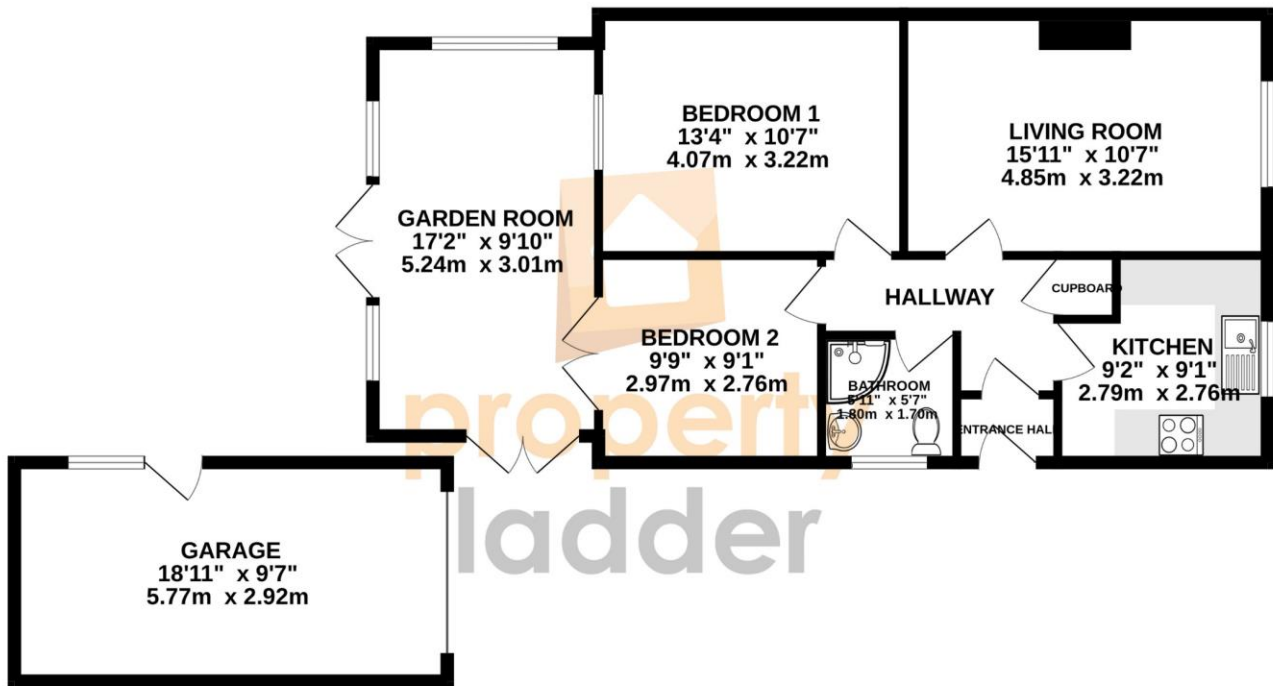
Hainford is a charming rural village nestled amidst picturesque farmland, located approximately six miles northeast of Norwich. The village offers a range of local amenities, including a primary school and pre-school, a village hall, a church, and a welcoming public house. Additionally, there are various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



## Outside

Externally, the property benefits from a garage and drive, providing ample parking and storage space. Located in a popular village location, this bungalow is ideally situated for those looking for a tranquil yet accessible home.

**GROUND FLOOR**  
920 sq.ft. (85.4 sq.m.) approx.



**TOTAL FLOOR AREA : 920 sq.ft. (85.4 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: B**

**LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL**

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

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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