

propertyladder



Pollard Road, Hainford, NR10 3BE

Extremely spacious Five Bedroom Semi-Detached.

GUIDE PRICE £350,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

PERFECTLY DESIGNED FAMILY ABODE!

This spacious semi-detached home, enhanced by a double-story side extension, offers versatile living space and is sold with no onward chain. The ground floor features an inviting entrance hall, a generous lounge/diner, a convenient ground floor WC, conservatory, and an impressive 18ft x 18ft kitchen diner with a separate utility room. Upstairs, five well-proportioned bedrooms are accessed from the landing, complemented by two family bathrooms. Perfectly designed for modern family living, this home is ready for you to make your own!



“an impressive 18ft x 18ft kitchen diner with a separate utility room.”



Overview

- Guide Price £350,000 - £375,000
- Semi Detached House
- Two Story Side Extension
- Five Bedrooms Off Landing
- Large Kitchen Diner & Utility Room
- Two First Floor Bathrooms
- No Onward Chain
- Ground Floor WC & Conservatory
- Ample Off Road Parking
- Large & Enclosed Rear Garden



Location

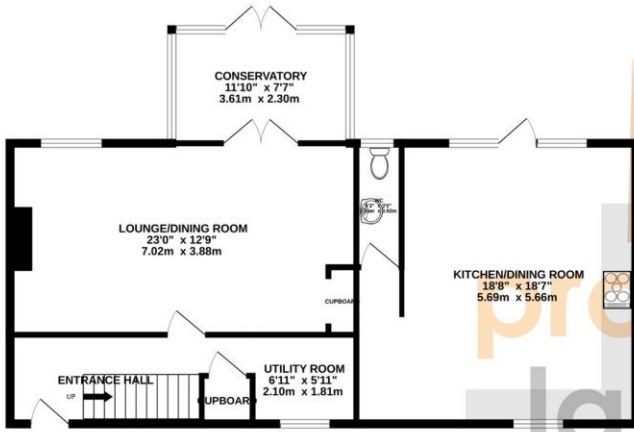
Hainford is a rural village, surrounded by farmland whilst being located approximately six miles North East of Norwich. It has a variety of local amenities including a primary and pre-school, village hall, church and public house and a array of local businesses. There is a regular bus into Cromer, North Walsham and Norwich. The village of Coltishall is also within easy reach and also offers local shops, restaurants and other amenities.



Outside

The property benefits from a generously sized rear garden, offering a mix of a large paved patio area and lawn. The space is bordered by mature shrubs and trees, providing privacy, while a quaint shed adds practicality for storage or gardening enthusiasts.

GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 1631 sq.ft. (151.5 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

TBC

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, OIL GAS

Selling your home?

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

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