



33 Waterloo Road
Hainford | Norfolk | NR10 3AX

FINE & COUNTRY

SIZE MATTERS



“Built on a generous scale and sitting in just under two acres of grounds, if space is important to you, this property will fit the bill!

The current owners have done a lot of work to the land over their years here and you can see it’s a great place for a family or for entertaining.

There’s scope to set up a smallholding, have a horse, alpacas, chickens... whatever takes your fancy.

Best of all, it’s beautifully tucked away and surrounded by farmland, but just two minutes’ drive from the A140 and five minutes from Norwich.”



KEY FEATURES

- A Detached Chalet Bungalow situated in the popular village of Hainford
- Five Bedrooms; Three Bathrooms
- First Floor Storage Room, Games Room and Eaves Storage
- Ground Floor Master Bedroom with En-Suite
- Kitchen/Breakfast Room with Separate Utility Room
- Two Reception Rooms; Conservatory
- Large Entrance Hall
- Numerous Outbuildings incl Two Summerhouses and a Gym
- Hot Tub, Jacuzzi and BBQ Hut by Separate Negotiation
- Two Double Garages and a Car Port
- The Grounds extend to 1.86 acres (stms)
- The Accommodation extends to 3,417sq.ft
- Energy Rating: E

The lifestyle here is an enviable one – you have your very own corner of the countryside and it's completely private too, yet you're only just outside Norwich and within easy reach of the city, the Broads, and the North Norfolk coast. There's plenty of space to do whatever you want to do, both in the grounds and in the home itself, plus plenty of potential to make your mark on the house.

A Secluded Secret

The owners fell in love with the location of this property as soon as they saw it. Set down a long drive, it's off the main road through the village, so it's completely private and passing by you wouldn't even know it was there. Even when you approach, you can't see just how much land there is behind the property, opening out and stretching away right back from the house itself. It gives you an incredible sense of open space, with fields/farm to three sides and nobody to overlook you. It also means the plot is very secure, as you have to come past the house to get to the land, which is ideal if you want to create a paddock for a horse or other livestock. Sit outside in the garden and you'll hear church bells pealing on a Sunday morning, or you can stroll to the village pub for a meal or drink. There are fishing lakes, woodland trails and more within a few minutes' drive. The Broadland Northway and A140 make it easy to get out and about and the nearby town of Aylsham is great for shopping and pottering. You're also near to Wroxham and North Walsham, so you have plenty of amenities to hand, with the Broads and the beach waiting to be explored.





KEY FEATURES

Family Fun

Looking at the garden today, it's hard to believe how overgrown it was when the owners first came here. The house had been on the market for a while and had various dilapidated outbuildings. Today there are new and attractive outbuildings that make this a brilliant party pad or perfect place for a young family. You can relax in the hot tub, share a drink in the sunken seating area, rest up in one of the summerhouses, make s'mores in the fire pit or cook up a feast in the barbecue hut. Another highlight is the beautiful koi pond with handmade solid wooden bridge – nine months in the making, it was a labour of love for the owner. As the garden is such a good size, you can follow the sun around all day, or choose to sit in the shade if you prefer. The owners' boys have enjoyed playing football on the grass, while the dogs also love running around in the secure, enclosed space. The owner is a keen birdwatcher and has seen peregrines, red kites, buzzards and so much more here.

So Much Space

Step inside and there's a lot to see! The owners have fitted new flooring virtually throughout the house, a new boiler, a new en-suite to the master, Velux windows in the first-floor bedrooms and an induction range in the kitchen. There's still scope for the new owners to put their own stamp on the house and make it everything they've always wanted. With all this space, you can really indulge yourself! Every room is incredibly well proportioned and you have generous areas where you can all be together, or spread out if you want to do your own thing. One person can be in the main sitting room, with another at the kitchen island, while the kids can be playing in the conservatory. Another bonus is having bedrooms spread over two floors – giving everyone their privacy. And with five bedrooms, there's lots of flexibility, whether you want a home office, hobby space or games room.

Agents Note

The BBQ hut, jacuzzi and hot tub are available by separate negotiation.

























INFORMATION



On The Doorstep

Hainford is a small village, which lies approximately 8.5 miles north of the centre of Norwich. With good access via the A140 Cromer Road and the Broadland Northway Road A1270, which runs 12 miles round the north of Norwich from the A47 junction at Postwick in the east to the A1067 Fakenham Road to the west. Local amenities include a primary school, church, village hall and the Chequers Public House and Restaurant, all with the main part of the village. A much wider range of shops and amenities can be found in the market town of Aylsham and the neighbouring villages of Coltishall and Horsford.

How Far Is It To?

Hainford is situated within easy reach of the international airport and the main line train station with links to London Liverpool Street. The city offers all that you would expect of a county capital with a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles. Wroxham is less than 6 miles away and from there you can explore the wealth of The Norfolk Broads.

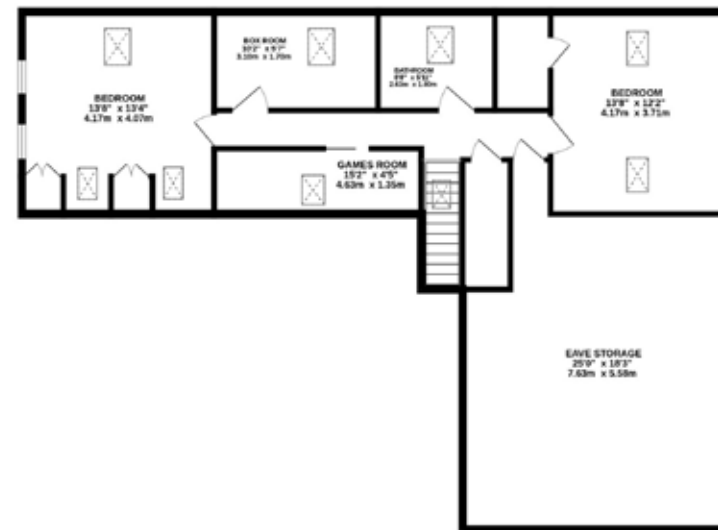
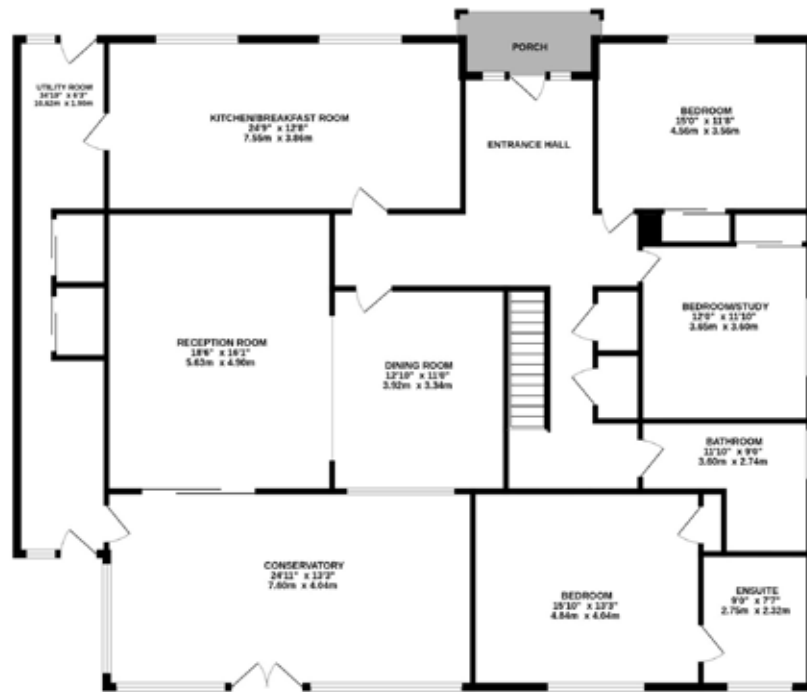
Directions

Leave Norwich on the A140 Cromer Road and continue past the turning for Horsham St Faiths. Take the turning on your right into Waterloo Road B1254, whereby number 33 will be located by a Fine and Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadland District Council – Council Tax Band E
Freehold

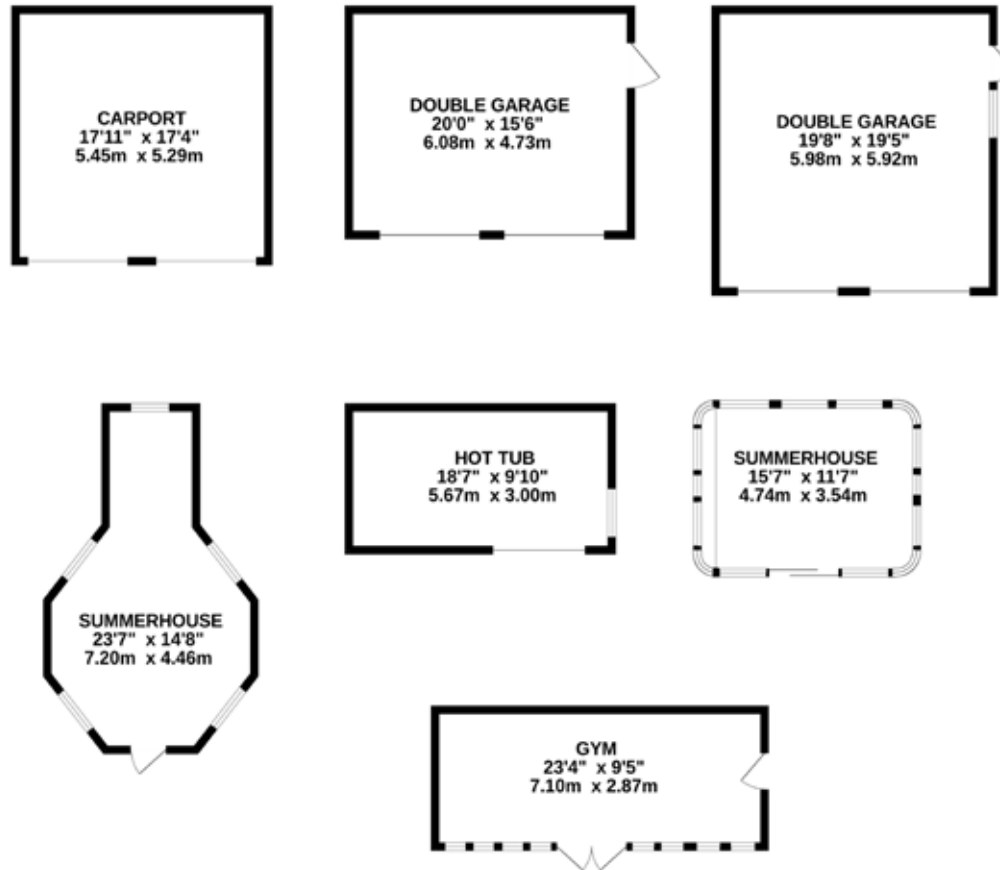




TOTAL FLOOR AREA : 3417 sq.ft. (317.4 sq.m.) approx.

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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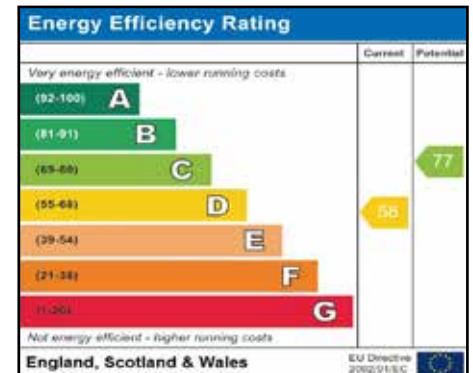




TOTAL FLOOR AREA: 1818 sq ft (168.9 sq.m.) approx.

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