

# propertyladder



## Waterloo Road, Hainford, NR10

A detached four bedroom bungalow with ample off road parking!

**GUIDE PRICE £500,000 FREEHOLD**



**BRITISH  
PROPERTY  
AWARDS**

**2025**

★ ★ ★ ★ ★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# SPACIOUS BUNGALOW LIVING WITH GARDEN GLORY!

Occupying a private and non overlooked position within the popular village of Hainford, this well presented detached bungalow offers spacious, versatile and exceptionally well proportioned living accommodation throughout!

The property comprises of four bedrooms, with the principal bedroom benefiting from an en-suite shower room and two large built in wardrobes, whilst the fourth bedroom is currently utilised as a study/home office. An abundance of living space is provided by three well proportioned reception rooms, including a spacious living room complete with a feature woodburner, a formal dining room and a superb extended garden room, added within the last two years and enjoying an abundance of natural light, a large skylight and attractive views over the garden. Furthermore, the modern kitchen diner features a large central island with under counter lighting, while a contemporary family bathroom with both a bath and separate shower completes the accommodation. The sellers have also had a pressure water system installed, improving the water pressure throughout the property and adding further convenience to the home.



*“ rear garden  
Provides a private,  
non overlooked and  
colourful outdoor space”*



## Overview

- Detached Bungalow
- Four Bedrooms
- Extended Garden Room With Large Skylight
- Master Bedroom With En-Suite & Built-In Wardrobes
- Ample Off Road Parking & Detached Garage
- Modern Kitchen With Large Island
- Living Room With Feature Woodburner & Separate Dining Room
- Bathroom Suite With Both Bath & Sperate Shower
- Private & Non Overlooked Spot







## Location

Waterloo Road is situated within the peaceful and highly regarded village of Hainford, surrounded by attractive open countryside while remaining conveniently positioned for access to Norwich and the surrounding villages. Hainford itself offers a range of local amenities, including a well regarded primary school, village hall, parish church, recreation areas and the popular The Chequers Hainford pub and restaurant. For a wider selection of everyday amenities, nearby Horsford provides local shops, a post office, schools and further recreational facilities, while Coltishall offers a selection of independent shops, cafés, restaurants and pubs. The city of Norwich is approximately 8 miles away, providing an extensive range of shopping, dining, entertainment and leisure facilities, with excellent road links available via the A140 and Broadland Northway.



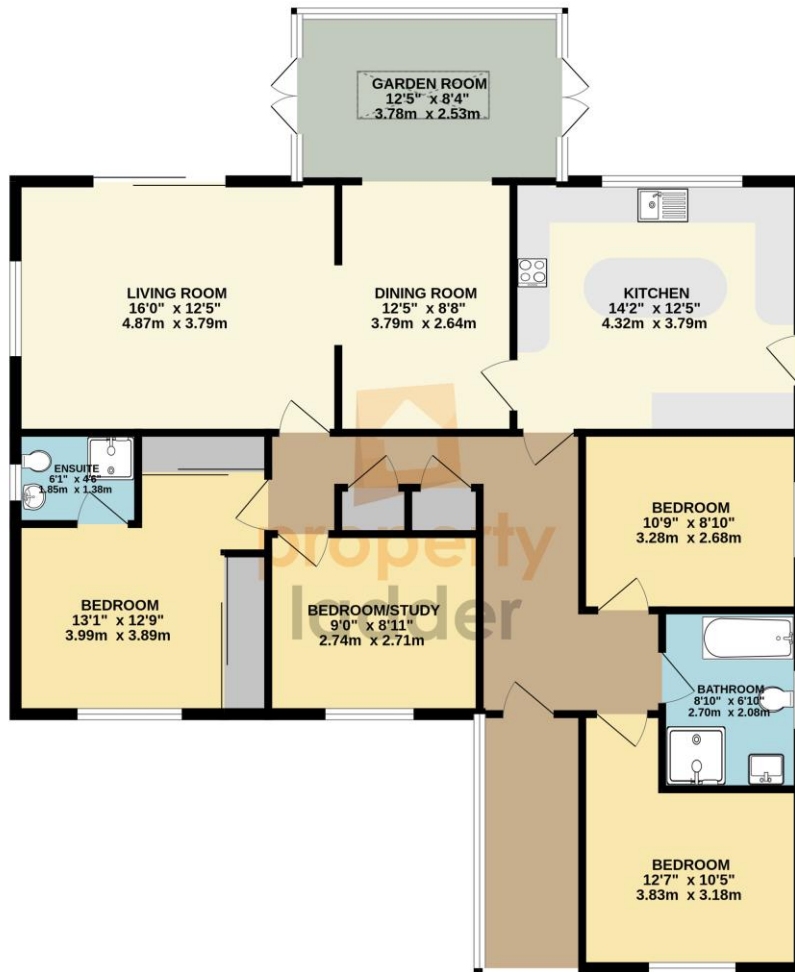
## Outside

Outside, the property offers ample off road parking via a large shingle driveway, with gated side access leading to the property's detached garage. The rear garden provides a private, non overlooked and colourful outdoor space, predominantly laid to a well maintained lawn with patio areas and a useful outdoor shed. The garden is beautifully bordered by an array of colourful flowers and mature shrubs.

We may use edited or staged photos to declutter and show the property in its best light. A decision to purchase should not be made on the published photographs alone.



GROUND FLOOR  
1331 sq.ft. (123.7 sq.m.) approx.



FULL EPC AVAILABLE UPON REQUEST

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Selling your home?

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

COUNCIL TAX BAND: E

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, OIL HEATING & WOODBURNER

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IN NORWICH  
(NR10-16)

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