





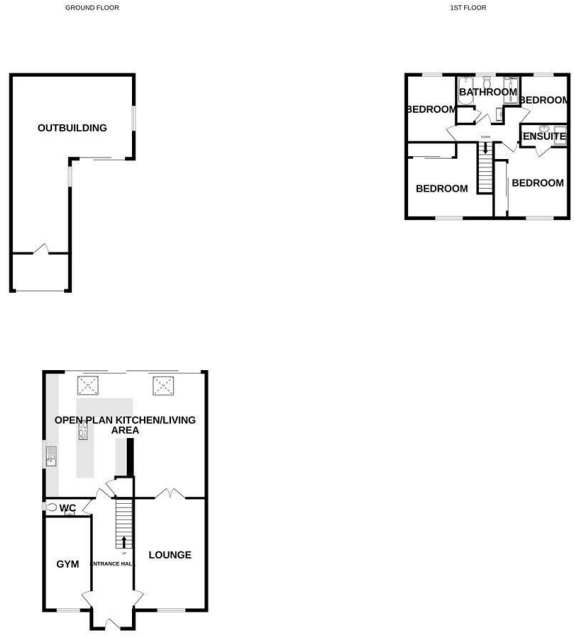


10 Wells Close I Hainford I Norwich I NR10 3NB

Guide Price £535,000

** GUIDE PRICE £535,000 - £550,000 - A MUST SEE BEAUTIFULLY EXTENDED DETACHED FAMILY HOME IN A PEACEFUL SPOT** Gilson Bailey are delighted to offer this simply stunning, beautifully extended and exceptionally spacious, four/five bedroom detached family home, peacefully tucked away within a quiet cul-de-sac in the highly sought-after village of Hainford. Having been thoughtfully modernised and finished to a high standard throughout, the property offers impressive and versatile accommodation perfectly suited to modern family living. The ground floor centres around a superb open-plan luxury kitchen/living area, creating a fantastic heart to the home with an abundance of space for cooking, dining, entertaining and relaxing. Further accommodation includes a welcoming entrance hall, separate lounge, WC and an additional reception room currently utilised as a gym, but equally suited as a fifth bedroom, home office, playroom or snug. Upstairs, there are four well-proportioned bedrooms and a modern family bathroom off landing, with bedroom one enjoying its own stylish en-suite shower room. Outside, a large driveway provides ample off-road parking, while to the rear is a good-sized, beautifully maintained and south facing garden, ideal for entertaining and family enjoyment. A particular highlight is the substantial outbuilding with power and lighting, providing an excellent additional space for a home office, gym, workshop or hobby room. Further benefits include double glazing and oil heating. Combining luxurious open-plan living, flexible accommodation, excellent outside space and a peaceful village setting, this exceptional property makes a fantastic family home, so be quick to book a viewing.

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Location
Hainford can be found just to the north of the city of Norwich with some local amenities including a popular local pub/restaurant. There is ease of access to the historic market town of Aylsham with a further wide range of amenities, the North Norfolk coastline, NDR and Norwich International Airport.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to kitchen/living area, lounge, gym, WC and stairs to first floor.

Open Plan Kitchen/Living Area 26'4" x 20'5"
Quality fitted wall and base units with worktops over, sink and drainer, fitted induction hob and double oven, integrated fridge, freezer, wine fridge and two dishwashers, space for washing machine and tumble dryer, two radiators, double glazed window, roof skylights, large sliding patio doors.

Lounge 18'9" x 11'9"
Double glazed window, radiator.

Gym 15'2" x 7'8"
Double glazed window, radiator.

WC 7'10" x 2'10"
Low level WC, hand wash basin, frosted double glazed window.

First Floor Landing
Doors to four bedrooms and bathroom.

Bedroom One 12'3" x 11'10"
Double glazed window, radiator, built in wardrobe.

En-Suite 7'8" x 3'3"
Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

Bedroom Two 12'7" x 12'2"
Double glazed window, radiator, built in wardrobe.

Bedroom Three 10'11" x 7'10"
Double glazed window, radiator.

Bedroom Four 7'10" x 7'9"
Double glazed window, radiator.

Bathroom 10'4" x 8'0"
Shower cubicle with rainfall shower, bath, low level WC, hand wash basin, heated towel rail, double glazed window.

Outside Front
Large driveway providing ample off road parking, EV charger.

Outside Rear
Large patio area, lawned garden, BBQ area, enclosed by timber fencing with side gate access.

Outbuilding 29'0" x 13'7"
With power and lighting.

Local Authority
Broadland District Council, Tax Band D.

Tenure
Freehold

Utilities
Fibre to the property,
Mains water and electric>
Oil heating.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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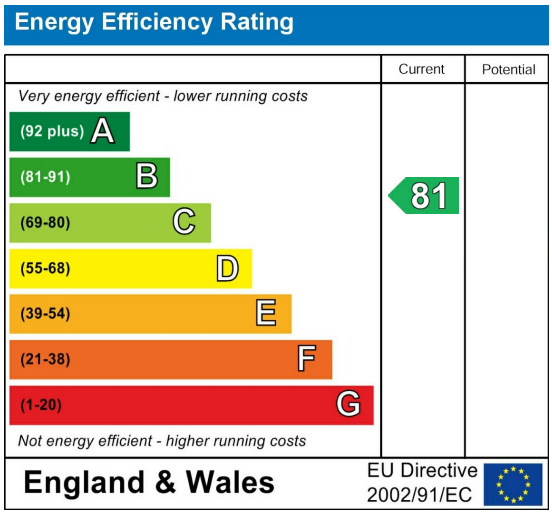












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Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.