



Chequers Meadow, Hainford, Norwich, NR10 3FU

welcome to

Chequers Meadow, Hainford, Norwich

This charming semi-detached home offers a perfect blend of modern efficiency and village life. Located in the tranquil village of Hainford, this home sits just six miles northeast of Norwich. You'll enjoy rural life while remaining well-connected to the city. Don't miss out book you're viewing today



Lounge

External entrance door opening into lounge with upvc double glazed dual aspect windows to front and side aspect, radiator and stairs to first floor landing.

Kitchen/Dining Room

A modern range of wall and floor fitted kitchen units with work surfaces over, integrated oven and hob with extractor over, airing cupboard and space for fridge freezer. Upvc double glazed window to rear aspect and door opening to rear hallway.

Rear Hallway

External entrance door opening to rear garden and door leading to wc.

Wc

Two-piece suite comprising wash hand basin, wc, and radiator.

First Floor Landing

Giving access to both bedrooms, bathroom, and radiator.

Bedroom One

Dual aspect upvc double glazed windows to front and side aspects, built in wardrobe and radiator.

Bedroom Two

Upvc double glazed window to rear aspect and radiator.

Bathroom

Three-piece suite comprising of low level wc, wash hand basin, bath with shower over, radiator and upvc double glazed window to rear aspect.

Outside

To the front of the property there is a paved and lawned area with path leading round the side of the property to the rear. The rear garden is enclosed, low maintenance comprising of pea shingle, patio area and one storage shed. Furthermore the property comes with an allocated parking space for two cars

just round the side of the adjoining house.

Agent Note

We have been informed by our vendor that this property is subject to a deed of covenant relating to the front of the property. In addition, the open grass area to the left-hand side of the property is partly owned by the neighbouring property. We recommend prospective purchasers satisfy any enquiries via their legal representative.



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welcome to

Chequers Meadow, Hainford, Norwich

- Semi Detached House
- Exclusive Development
- Two Bedrooms
- Downstairs WC
- Kitchen/Dining Room

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in excess of

£250,000



directions to this property:

Entering Hainford from the Norwich direction, turn right down Waterloo Road and continue taking the fourth left-hand turn into Stratton Road, and then take the next right-hand turn into Chequers Meadow where the property can be found on the right-hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL103494 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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