



35 Waterloo Road, Hainford

Norwich



Minors & Brady

# 35 Waterloo Road

Hainford, Norwich

A home with space to grow into, settle into, and shape around the way life is actually lived, this substantial detached residence in Hainford offers a rare sense of continuity and calm within a well-established Norfolk village setting. Set along a shared private road and occupying a generous plot, the house has been carefully maintained by only two owners in over 70 years, resulting in a property that feels grounded, welcoming and ready for its next chapter. Inside, the accommodation flows with ease, with three reception rooms providing flexibility for both relaxed day-to-day living and more formal occasions, alongside a farmhouse-style kitchen with Aga and a practical utility space. Four double bedrooms sit across a large landing, two with en-suites, complemented by a family bathroom and ground floor WC. Outside, south-facing gardens unfold with broad lawns, established planting and seating areas, while the rear aspect opens onto agricultural land, creating a quiet, open outlook that enhances the rural feel of the setting.



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Hainford, Norwich

- Down a shared private road in the Norfolk village of Hainford, lies this substantial detached residence that sits on a generous-size plot
- Exceptional family home with only two owners in the past 70 years, offering lovingly maintained accommodation that can easily adapt to your own lifestyle preferences
- Kerb appeal with a shingle driveway providing ample off-road parking for up to 10 vehicles and a double garage for parking vehicles or storage use
- Three grand reception rooms, including a double-aspect sitting room with a brick fireplace, a cosy snug/study that is suitable for home-working and a formal dining room with French doors
- Farmhouse-style kitchen equipped with a range of cabinetry, a traditional Aga cooker, an integrated dishwasher and a large utility room for laundry
- Four double bedrooms offering the utmost comfort and privacy, framing views of the beautiful surroundings, two of which are complemented by private ensuites
- Family bathroom comprising of a classic three-piece suite and a ground-floor WC for convenience
- Expansive, south-facing grounds that offer endless possibilities for outdoor activities and enjoyment, with various seating areas, a sweeping lawn and established planting
- Overlooks agricultural land at the rear, promising a quiet and scenic setting in the Norfolk countryside
- Approx. 30 minute drive to the city centre offering a wide range of amenities, including shopping centres, restaurants, a train station and an airport



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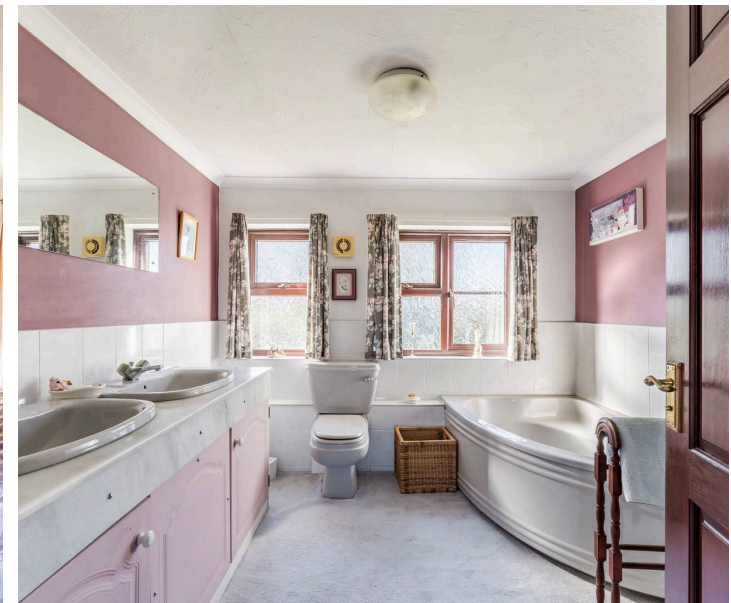
## Hainford

Waterloo Road in Hainford is a quiet residential lane on the edge of a small Norfolk village, set in open countryside just north of Norwich. The immediate surroundings are rural and unspoilt, with fields and hedgerows stretching out in most directions. It's the kind of place where traffic is minimal and movement through the area is mostly local, giving it a noticeably calm and low-density feel compared with nearby towns.

Hainford itself is small and straightforward in terms of amenities. There is a primary school in the village, a parish church, and a local pub that acts as a social focal point. Beyond that, services are limited, so day-to-day convenience relies on nearby settlements. For groceries and more regular shopping, residents typically head towards villages like Spixworth or Coltishall, or into Norwich, which is the main hub for supermarkets, larger retail stores and a wider range of services. That includes major chains such as Tesco, Lidl and Sainsbury's, all within a reasonable driving distance rather than within the village itself.

Education locally is centred on the village primary school, with secondary schooling generally found in surrounding areas or in Norwich. This is a common setup for villages in this part of Norfolk, where younger children can stay local but older students travel slightly further afield.

Transport is mainly road-based. The A140 is the key route nearby, giving a direct link into Norwich and up towards the north of the county. From Waterloo Road, it's typically a short drive to reach faster main roads. Public transport exists but is limited, with infrequent bus services connecting Hainford to Norwich and neighbouring villages. For rail travel, Norwich station is the closest major option, offering wider regional and national connections, including direct services to London.



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Set along a shared private road within the well-regarded Norfolk village of Hainford, this substantial detached residence occupies a generous plot within a setting that feels quietly established and distinctly rural in character. With only two owners in the past 70 years, the property has been carefully maintained and gently evolved over time, resulting in a home that offers both a sense of continuity and clear potential for contemporary living preferences.

The approach is defined by a broad shingle driveway, providing extensive off-road parking for multiple vehicles, with the added practicality of a detached double garage suited to parking, storage or ancillary use. The house sits comfortably within its grounds, framed by mature surroundings that lend privacy and a softened outlook from the outset.

A pitched storm porch introduces the home and opens into a spacious entrance hall, where natural light and a generous sense of proportion set an immediate tone for the accommodation beyond. The layout flows with ease, supporting both everyday family life and more formal occasions without feeling constrained.



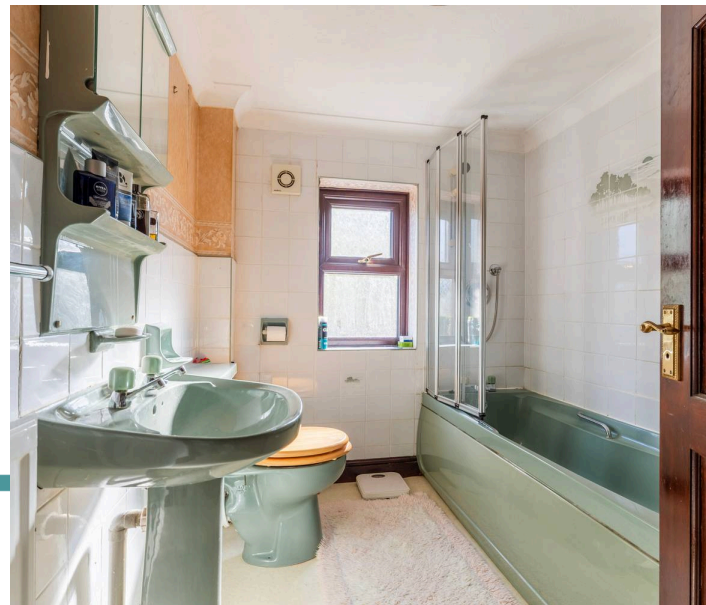
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There are three principal reception rooms, each offering its own character and flexibility. The sitting room is particularly well balanced, enjoying a double-aspect outlook and centred around a traditional brick fireplace, creating a focal point that anchors the space. A separate snug or study offers an adaptable room well suited to home working or quieter moments, while the formal dining room is enhanced by French doors that open directly towards the garden, allowing the seasons and natural light to become part of the setting.

The kitchen adopts a farmhouse style, fitted with a range of cabinetry and featuring a traditional Aga cooker that adds warmth and familiarity to the space. An integrated dishwasher provides modern convenience, while a large utility room offers further practicality for laundry and household storage, keeping the main kitchen area uncluttered and functional in use.

To the first floor, a spacious landing leads to four double bedrooms, each well proportioned and enjoying pleasant outlooks across the surrounding landscape. Two of the bedrooms benefit from en-suite facilities, one with a shower cubicle and another with a bathtub, providing a welcome level of privacy and independence within the layout. A family bathroom serves the remaining rooms, fitted with a classic three-piece suite, while a ground floor WC adds further convenience for everyday living.



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Externally, the grounds are a defining feature of the property. South-facing and thoughtfully maintained, they provide a broad sweep of lawn complemented by established planting and a series of seating areas that allow for enjoyment of the outdoor space throughout the day. The setting opens out towards agricultural land at the rear, lending an uninterrupted rural outlook and reinforcing the sense of space and openness that characterises this part of Norfolk.

This is a home that has been quietly held and carefully cared for across decades, offering generous proportions, adaptable accommodation and a setting that feels both open and settled. It presents an opportunity to enjoy village life in Hainford, with its surrounding countryside and access to nearby amenities, while benefiting from a property that is ready to support its next chapter with ease.

### Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating.

Please note that this property has a shared private road to the property.



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**Ground Floor**  
Approx. 163.6 sq. metres (1761.3 sq. feet)



**First Floor**  
Approx. 116.4 sq. metres (1252.8 sq. feet)  
(excluding En-suite Bathroom, Landing)



Total area: approx. 280.0 sq. metres (3014.1 sq. feet)

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.  
Plan produced using PlanUp.

# Dreaming of this home? Let's make it a *reality*.



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Property Lister



Meet *Claire*  
Aftersales Team Leader

Minors & Brady  
*Your home, our market*



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