



41 Cromer Road, Hainford

Norwich



Minors & Brady

A rare opportunity to secure a substantial, individually built family home in the heart of Hainford. This deceptively spacious detached residence extends to over 2,000 sq ft, set within a generous and mature plot and offered with no onward chain. Designed by the current owners, the flexible layout includes five double bedrooms, multiple reception spaces and ground-floor living options ideal for modern family life. A sweeping in-and-out driveway provides exceptional off-road parking for approximately 13 vehicles, enhancing both convenience and kerb appeal. The beautifully established gardens enjoy excellent privacy, featuring a sun terrace, pergola, lawns, pond and productive vegetable area. Further adding to its appeal is approved planning for extensions and an annexe, creating exciting scope to adapt or enhance this already impressive home.

- Substantial detached family home extending to over 2,000 sq ft
- Popular village location within Hainford, offering a rural feel with excellent road links
- Individually built by the current owners with a thoughtfully designed, flexible layout
- Five well-proportioned double bedrooms with options for ground-floor living
- Multiple reception rooms including a lounge with feature fireplace and garden access
- Spacious kitchen breakfast room with separate utility and ground-floor bathroom facilities
- Exceptional in-and-out horseshoe driveway providing parking for approximately 13 vehicles
- Generous, mature plot with extensive lawned gardens, pond, pergola terrace and vegetable area
- Gated side access, timber storage sheds and excellent privacy throughout the grounds





M&B

41 Cromer Road

The Location

Cromer 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 Cromer 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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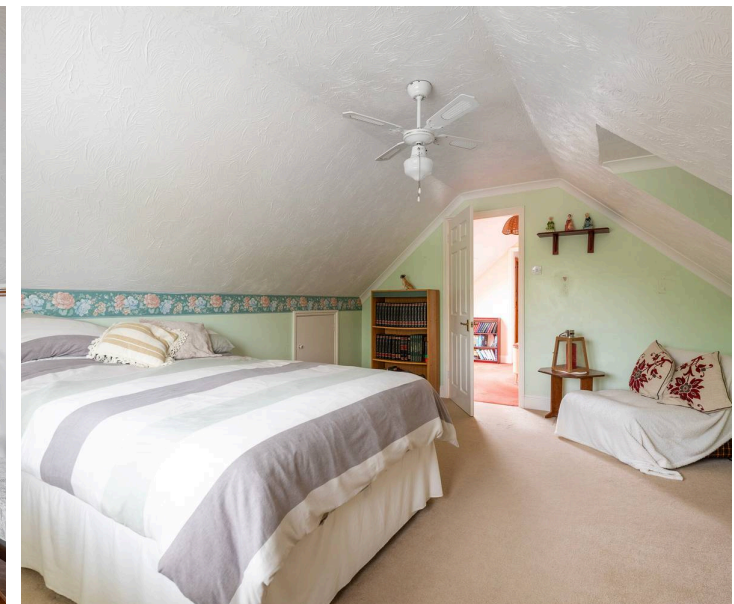
Cromer Road, Hainford

Set within the popular village of Hainford, this substantial detached family home offers deceptively spacious accommodation extending to over 2,000 sq ft, all set within a generous and mature plot.

Offered with no onward chain, the property combines flexible living space with a rural feel while remaining conveniently placed for nearby amenities and excellent road connections.

The home was built by the current owners, resulting in a thoughtfully designed layout that suits modern family life. Approached via an in-and-out horseshoe driveway, the property benefits from exceptional off-road parking for approximately 13 vehicles, making it ideal for larger households or those who entertain regularly. The setting immediately conveys space and privacy, with the house sitting comfortably within its plot.

Internally, the accommodation is both versatile and well presented throughout. The welcoming hallway forms the hub of the ground floor, providing access to multiple reception and bedroom spaces. There are five well-proportioned double bedrooms, arranged to allow excellent flexibility for family living, guests or home working. Several rooms benefit from built-in storage, while the overall layout offers the option for ground-floor bedroom use if required.



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The main living areas include a family lounge with a feature fireplace, creating a warm and comfortable space, with double doors opening directly onto the rear garden. An adjoining dining room provides an ideal setting for entertaining, while the kitchen breakfast room is arranged for everyday practicality and sociable family use. A separate utility room further enhances the functionality of the home, alongside ground-floor bathroom facilities.

Upstairs, the first floor continues the theme of space, with two further double bedrooms served by a shower room. One of these bedrooms benefits from an adjoining dressing room or additional bedroom, offering excellent adaptability for growing families or those seeking multi-use space.

Externally, the property truly comes into its own. A gated side access leads to a broad sun terrace with timber pergola, opening out to an extensive lawned garden featuring established planting, timber storage sheds, a pond and a dedicated vegetable plot. The garden offers both privacy and scale, ideal for families, gardeners and outdoor entertaining.

Further enhancing the appeal is potential planning (Ref: 20201194, granted 29/06/2020) for a pitched annexe to the rear, a single-storey side extension and a first-floor dormer, providing significant potential to extend or adapt the property if desired.

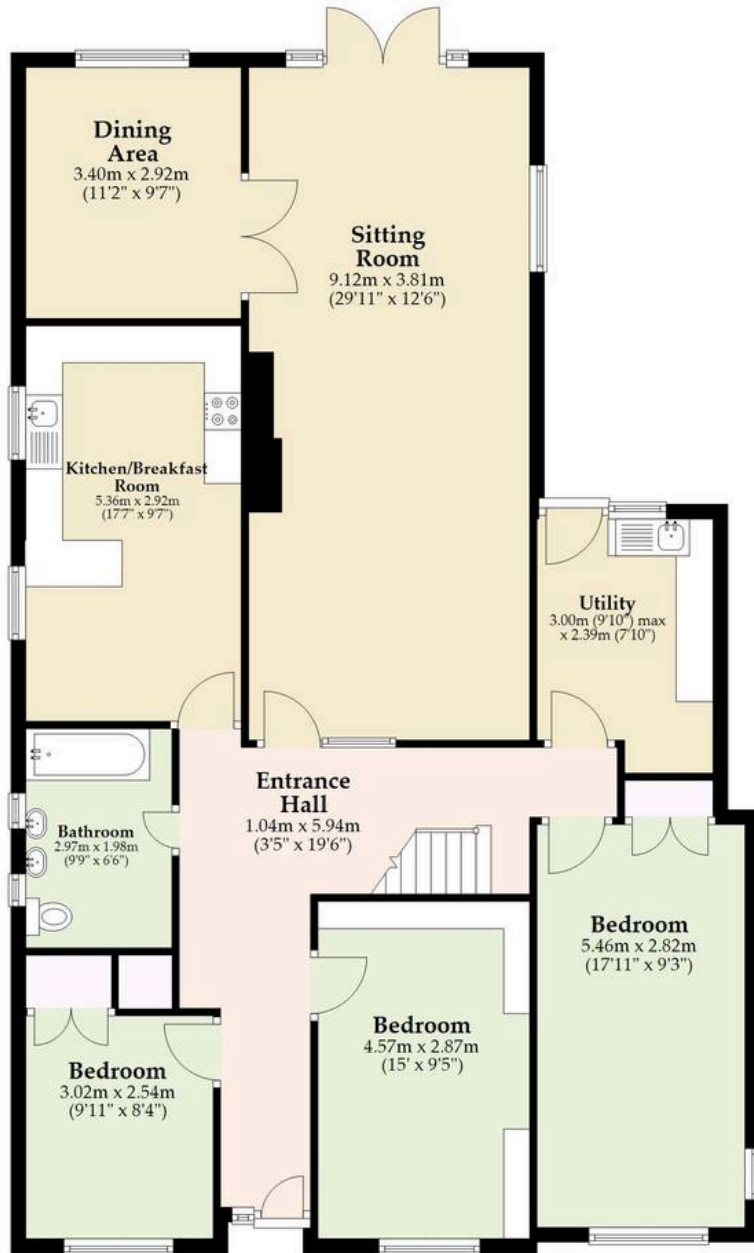
Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and septic tank.



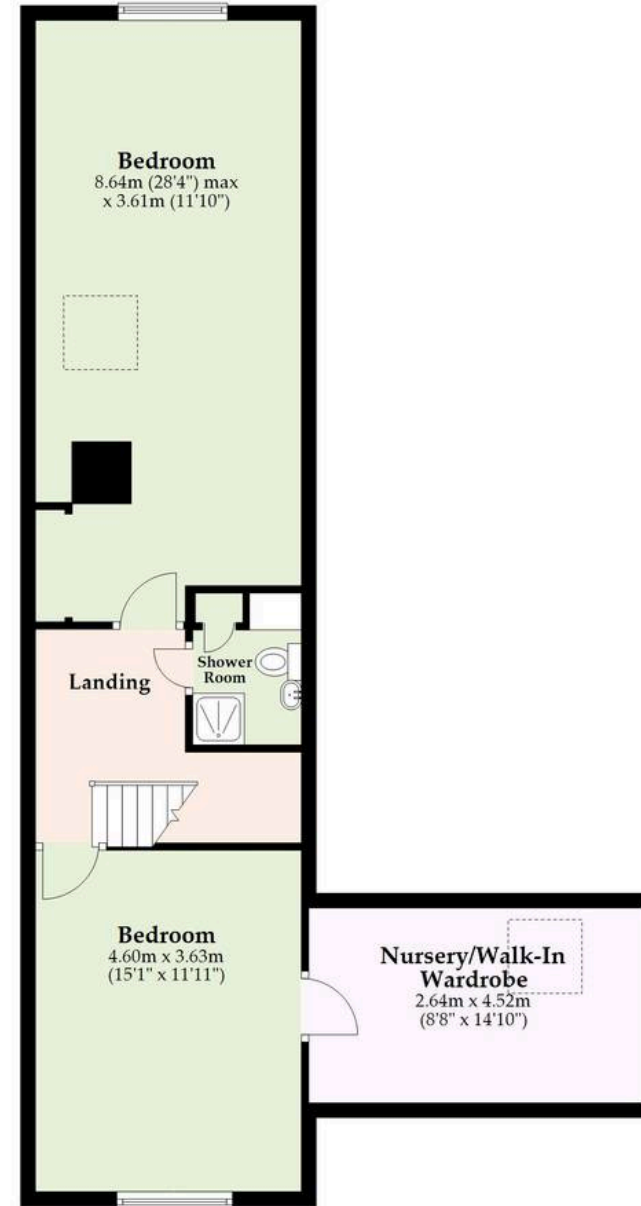
Ground Floor

Approx. 133.8 sq. metres (1440.3 sq. feet)



First Floor

Approx. 68.6 sq. metres (738.2 sq. feet)



Total area: approx. 202.4 sq. metres (2178.5 sq. feet)

Sqft excludes hall, landing and garage.

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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Minors & Brady
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