



18 Chapel Road, Hainford

Minors & Brady



18 Chapel Road

Hainford, Norwich

Beautifully renovated throughout, this charming three bedroom home blends cottage character with contemporary styling, offering bright and versatile living spaces, a generous rear garden and ample off-road parking, all set within the peaceful and well connected village of Hainford.

Thoughtfully modernised to an exceptional standard, the property has undergone extensive improvements, including a complete rewire, a stylish new kitchen and bathroom, updated flooring and high-quality finishes throughout, all signed off by Building Control. With full fibre broadband installed and beautifully landscaped gardens framing the home, this is a superb turnkey property that perfectly balances modern convenience with the warmth and charm of its original character.

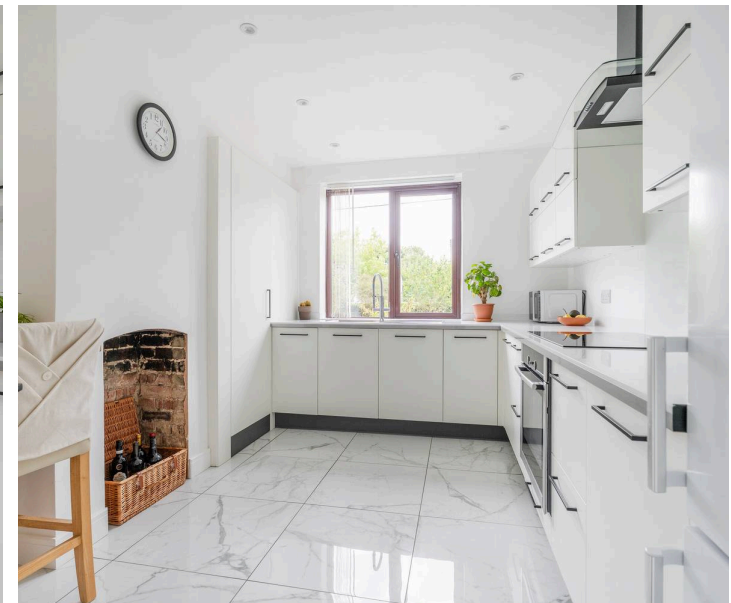


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- Beautifully renovated three bedroom semi detached home, thoughtfully modernised throughout while retaining its original character
- Spacious open plan lounge and dining room, creating a bright and versatile space for everyday living and entertaining
- Well appointed modern kitchen complemented by a practical utility room and adjoining conservatory overlooking the rear garden
- Three well proportioned bedrooms served by a stylish ground floor family bathroom and a separate first floor WC
- Extensive renovation including a new kitchen, bathroom, rewiring, flooring and additional upgrades, all signed off by Building Control
- Full fibre broadband installed, ideal for home working, streaming and modern family living
- Landscaped front and rear gardens providing attractive, low maintenance outdoor spaces for relaxing and entertaining
- Situated within the desirable village of Hainford, offering a peaceful setting while remaining within easy reach of Norwich and surrounding amenities
- A superb turnkey home combining quality renovations, generous living space and a sought after village location





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Location

Hainford is a charming village located to the north of Norwich, offering a peaceful countryside setting while remaining conveniently connected to the city. Surrounded by attractive rural landscapes and open farmland, the village enjoys a relaxed pace of life and a strong sense of community, making it a popular choice for families and those seeking a more tranquil environment.

The village benefits from local amenities, including a primary school, village hall and nearby public houses, while a wider range of shops, supermarkets and everyday services can be found in neighbouring Horsford and Aylsham. Norwich city centre is within easy reach by road, providing access to extensive shopping, dining, leisure and transport facilities.

For commuters, Hainford is well positioned with straightforward access to the Northern Distributor Road (Broadland Northway), A140 and Norwich Airport, offering excellent connectivity across Norfolk and beyond. Combining countryside surroundings with practical access to amenities and transport links, Hainford remains a highly desirable village location.



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Chapel Road

Behind its charming cottage origins lies a home that has been comprehensively transformed to create a bright, stylish and highly functional living environment. The property has since undergone an extensive programme of improvements, resulting in a beautifully presented home that is ready to be enjoyed from day one.

Stepping inside, a welcoming entrance hall introduces the quality and attention to detail found throughout. The main reception space enjoys excellent natural light and offers a comfortable setting for everyday living, enhanced by a dedicated dining nook with built-in seating that brings both character and practicality to the room. The layout has been designed to feel open and sociable, equally suited to quiet evenings at home and entertaining guests.

At the heart of the property sits a beautifully appointed kitchen, fitted with sleek cabinetry, integrated appliances and contemporary finishes. A cleverly designed pantry provides valuable additional storage, ensuring the space remains both attractive and highly functional.

To the rear, a bright conservatory extends the living accommodation and offers a versatile space that could serve as a second reception room, home office or peaceful garden room.



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Beyond, a separate utility area provides further practicality, keeping everyday tasks neatly tucked away from the main living spaces.

The ground floor is completed by a stylish family bathroom, finished with modern fittings and tasteful detailing that complements the overall finish of the home.

Upstairs, the accommodation continues with three well proportioned bedrooms, including two comfortable doubles and a generous third bedroom that offers flexibility for family life, guests or home working. A contemporary WC serves the first floor accommodation.

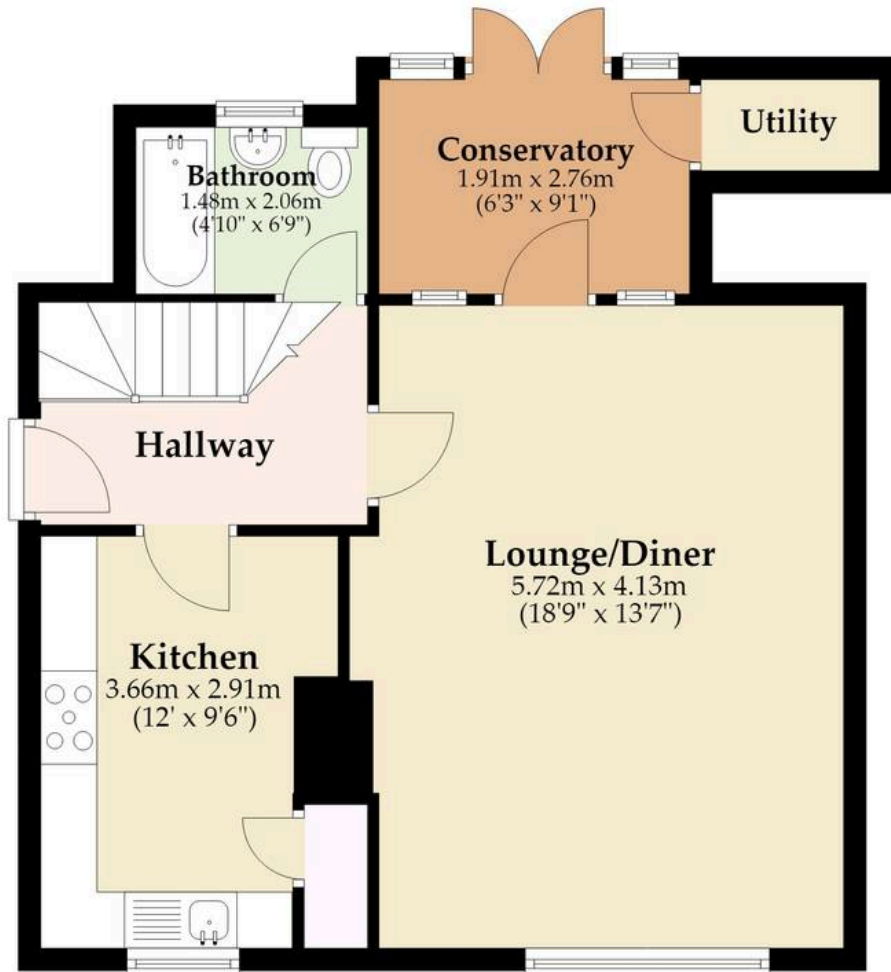
Outside, the property continues to impress. A generous shingled driveway to the front provides off-road parking for several vehicles, framed by mature planting that creates an attractive first impression. To the rear, the enclosed garden has been thoughtfully arranged to offer a balance of practicality and enjoyment. A spacious hoggin area provides an excellent setting for outdoor dining and entertaining, while a neatly maintained lawn, productive growing area, greenhouse and timber shed enhance the appeal for those who enjoy spending time outdoors. Mature borders and established planting provide colour, privacy and a sense of tranquillity throughout the seasons.



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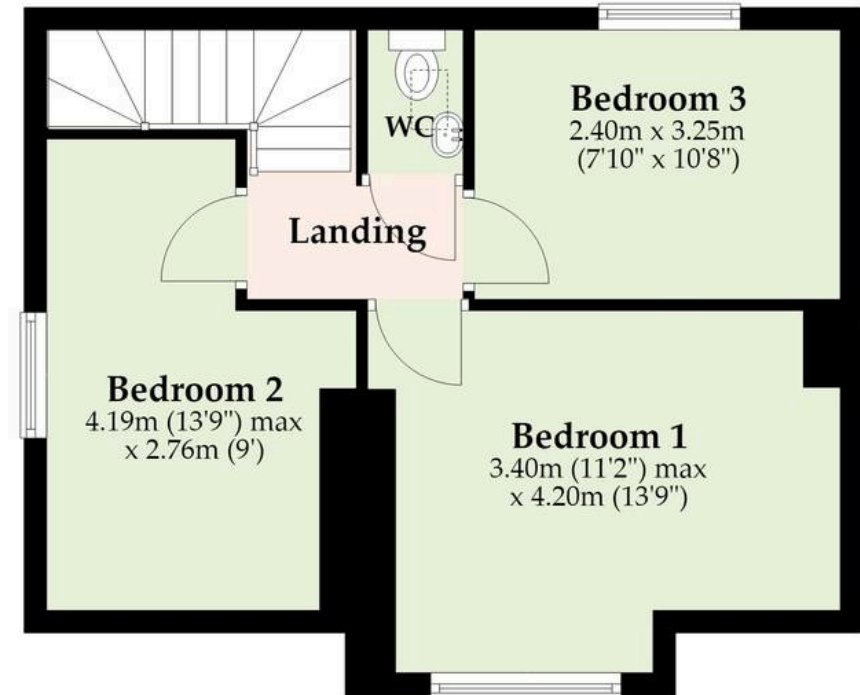
Ground Floor

Approx. 51.7 sq. metres (557.0 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



Total area: approx. 90.2 sq. metres (970.8 sq. feet)

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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.

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wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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