



19 Waterloo Road, Hainford

Minors & Brady



19 Waterloo Road

Hainford, Norwich

Space, privacy and endless potential combine in this substantial detached family home. Tucked away within a peaceful village setting, this impressive property offers over 1,600 sq ft of versatile accommodation, generous gardens and excellent parking, making it perfectly suited to modern family life. Three spacious double bedrooms, including a principal suite with a recently refurbished en-suite, are complemented by a large living room, separate dining room and an expansive kitchen/breakfast room. Outside, the private rear garden enjoys sunshine from mid-morning through until sunset and offers a wonderful environment for children, pets and outdoor entertaining.

- Detached family home extending to over 1,600 sq ft, offering spacious and versatile accommodation throughout
- Peacefully tucked away within a desirable village setting, combining a semi-rural lifestyle with excellent access links
- Three generous double bedrooms, including a principal bedroom with a recently refurbished en-suite shower room
- Spacious dual-aspect living room providing an abundance of natural light and excellent space for family living
- Large kitchen/breakfast room fitted with extensive timber-style cabinetry, substantial storage and space for a large range cooker
- Recently updated family bathroom alongside a modernised en-suite featuring a newly fitted shower
- Generous three-car driveway and garage providing excellent parking, storage and workshop potential
- Enclosed front and rear gardens creating a safe and secure environment for both children and pets





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The Location

Situated within the peaceful village of Hainford, this setting offers a wonderful balance between countryside tranquillity and everyday convenience. Surrounded by open farmland, quiet lanes and attractive Norfolk scenery, the area provides a distinctly semi-rural lifestyle that feels removed from the pace of modern life whilst remaining exceptionally well connected.

Hainford enjoys a strong sense of community and benefits from a village primary school, parish church and local public house. Nearby Coltishall, often referred to as the "Gateway to the Broads", is just a short drive away and offers a fantastic selection of highly regarded pubs, restaurants, cafés and riverside walks, making it a popular destination for both residents and visitors alike.

The surrounding countryside provides endless opportunities for walking, cycling and outdoor recreation, with a wealth of quiet footpaths, country lanes and wildlife-rich landscapes to explore throughout the seasons. The nearby Norfolk Broads offer further opportunities for boating, waterside dining and enjoying some of the county's most picturesque scenery.

Despite its peaceful setting, the village remains conveniently positioned for access to Norwich, with the A140 providing straightforward links into the city centre, Norwich International Airport and the wider road network. For those looking to enjoy Norfolk's renowned coastline, the beautiful beaches and coastal villages of North Norfolk are also easily accessible, making day trips to the coast a regular pleasure rather than an occasional excursion.







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Occupying a tucked-away position within a sought-after village setting, this substantial detached home offers generous proportions, versatile accommodation and a wonderful balance between countryside tranquillity and everyday convenience. With over 1,600 sq ft of accommodation, ample parking, a garage and private gardens to both the front and rear, the property presents an exciting opportunity for buyers seeking a spacious family home with scope to modernise and add their own style.

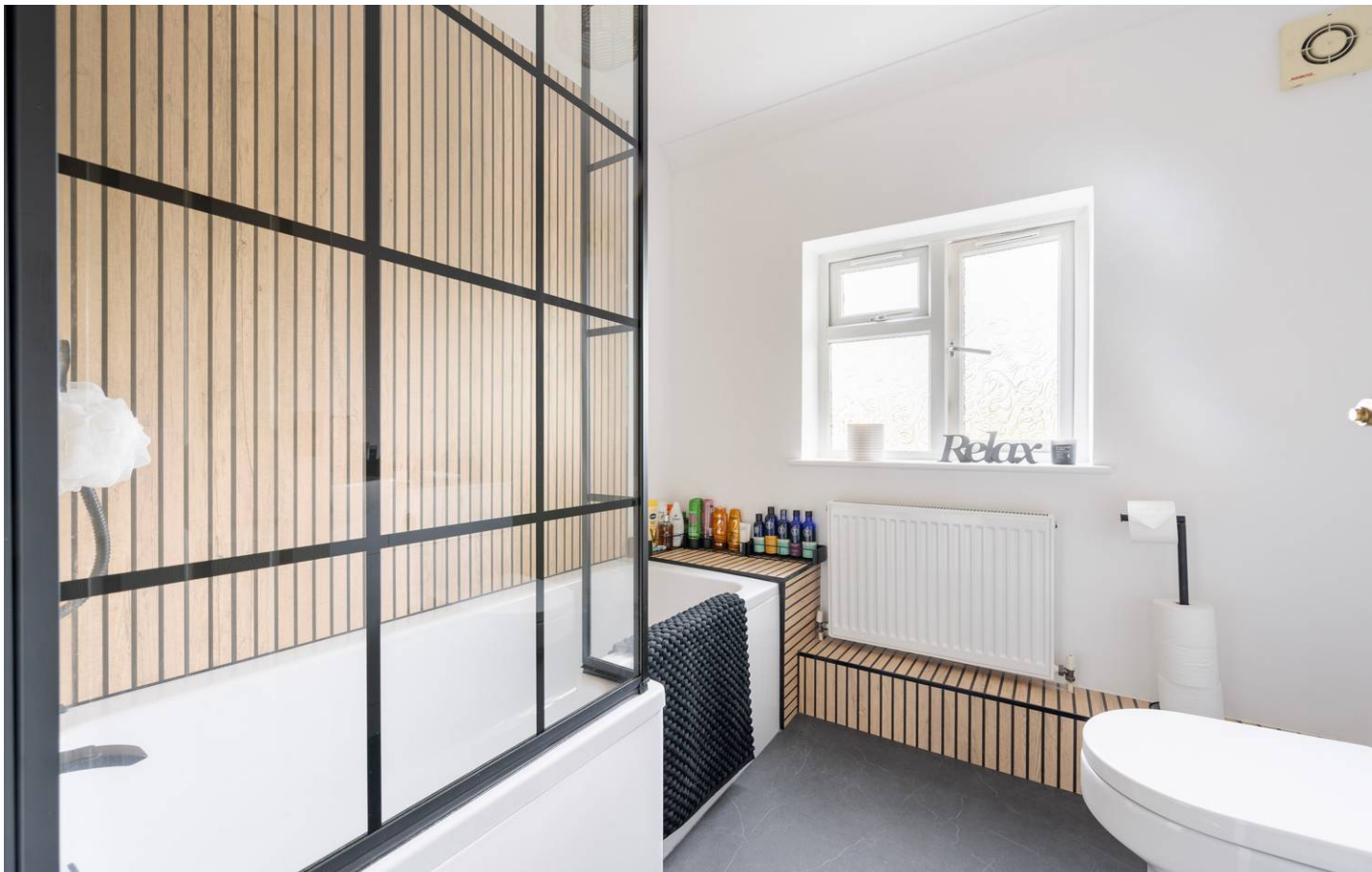
Approached via a generous driveway providing off-road parking for multiple vehicles, the property immediately creates a sense of space and practicality. A three-car driveway is complemented by an excellent garage, offering valuable storage, workshop potential or secure parking. The enclosed front garden further enhances the property's appeal for families and those with pets.

Stepping inside, a welcoming entrance hall acts as the central hub of the home, providing access to the principal living areas. The accommodation has been thoughtfully arranged and offers an excellent level of flexibility for modern family life. The main living room is particularly impressive, enjoying generous proportions and an abundance of natural light, creating a comfortable space for both entertaining and everyday relaxation.

A separate dining room provides an ideal setting for family meals and social occasions, whilst maintaining a pleasant connection to the rest of the ground floor.

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The kitchen/breakfast room forms an important focal point of the home. Fitted with an extensive range of timber-style cabinetry, the space offers exceptional storage, generous worktop areas and ample room for a large range cooker. Designed with practicality in mind, it provides plenty of scope for further enhancement whilst already serving as a highly functional space for everyday family living.

A ground-floor cloakroom adds further convenience and practicality to the layout.

To the first floor, the property continues to impress with three genuinely spacious double bedrooms. The principal bedroom benefits from the added luxury of an en-suite shower room, which has recently been refurbished and fitted with a new shower, creating a comfortable private retreat. The remaining bedrooms are equally well proportioned and offer flexibility for family members, guests or home-working requirements.

The family bathroom has also been recently updated, providing a fresh and contemporary feel whilst complementing the rest of the accommodation.

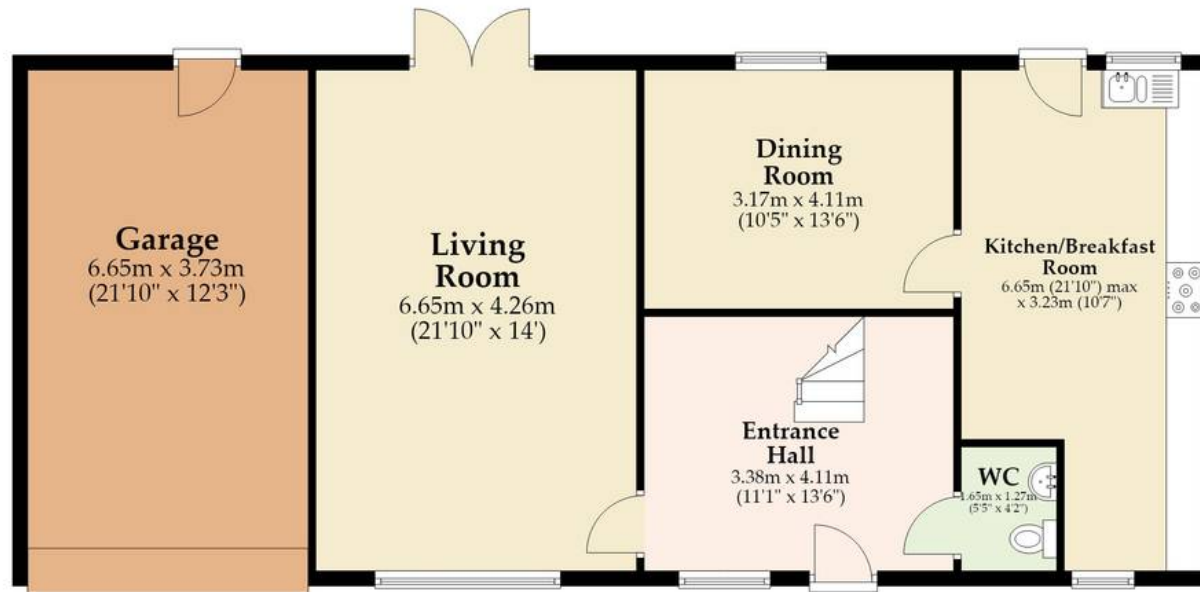


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Ground Floor

Approx. 104.0 sq. metres (1119.8 sq. feet)



First Floor

Approx. 51.7 sq. metres (556.8 sq. feet)



Total area: approx. 155.8 sq. metres (1676.6 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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