



32 Waterloo Road, Hainford

Minors & Brady



32 Waterloo Road

Hainford, Norwich

A substantial detached family home occupying a generous wrap-around plot, offering excellent living space, extensive parking and outstanding potential. Situated within the desirable village of Hainford, this well-maintained property extends to approximately 1,363 sq. ft (stms), excluding the detached double garage, and is perfectly suited to growing families seeking both space and versatility. Generous reception rooms, including a spacious lounge, conservatory and impressive 20ft kitchen dining room, provide flexible accommodation for modern lifestyles and entertaining. Three well-proportioned bedrooms, excellent storage and a practical layout further enhance the home's family appeal. With attractive gardens surrounding the property, ample off-road parking and scope for cosmetic enhancement, this is a fantastic opportunity to create a long-term home in a peaceful village setting.

- Substantial detached family home extending to approximately 1,363 sq. ft (stms), excluding the detached double garage, offering spacious and versatile accommodation throughout
- Occupying a generous wrap-around plot with well-maintained gardens, creating excellent outdoor space for families, entertaining and gardening enthusiasts
- Impressive 20ft kitchen dining room, providing extensive space for cooking, dining and everyday family life with excellent potential for modernisation
- Spacious dual-aspect lounge filled with natural light, offering flexible furniture arrangements and direct access to the adjoining conservatory
- Bright and versatile conservatory overlooking the gardens, ideal as a second reception room, garden room, playroom or home office space



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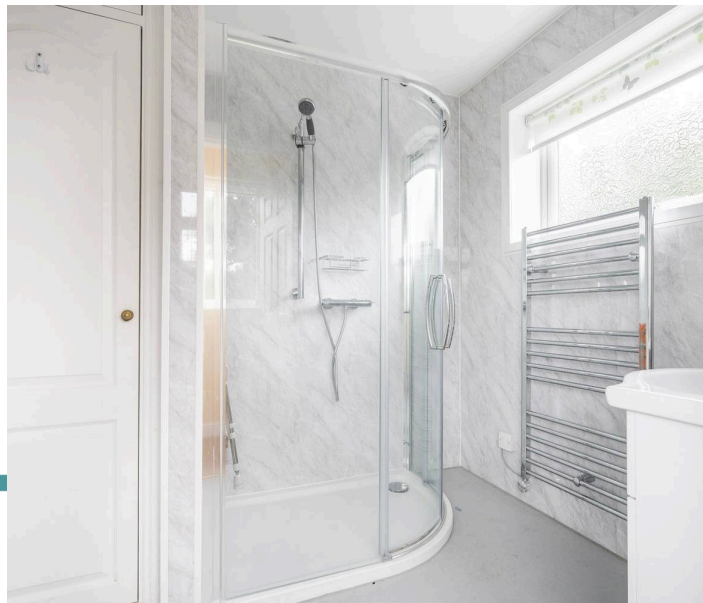
Hainford, Norwich

Hainford is a peaceful and well-regarded Norfolk village, offering a quieter pace of life whilst remaining exceptionally well connected to the amenities and transport links of the wider area.

The nearby villages of Coltishall and Horstead are among Norfolk's most sought-after Broadland destinations, renowned for their picturesque riverside setting, scenic walks and strong community feel. Residents can enjoy leisurely walks along the River Bure and Coltishall Common, with beautiful countryside routes providing opportunities for walking, cycling and enjoying the surrounding natural landscape. The area is also home to two highly regarded dining destinations, The Recruiting Sergeant in Horstead and The Rising Sun in Coltishall, both well known locally for their food, hospitality and attractive settings.

For day-to-day amenities, the nearby villages and surrounding market towns provide supermarkets, schooling, healthcare facilities and independent businesses, while Wroxham and Hoveton offer a wider selection of shops, cafés and services. Hoveton & Wroxham railway station provides links into Norwich and the wider rail network, making the area practical for commuters as well as those looking for a well-connected village lifestyle.

The location is particularly convenient for travel, with Norwich International Airport easily accessible, offering both domestic and international connections. The property also benefits from straightforward access to the Northern Distributor Road (NDR/Broadland Northway), allowing efficient journeys across Norwich and towards the A47, making travel throughout Norfolk and beyond remarkably convenient.



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Hainford, Norwich

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Occupying a generous plot within a peaceful setting in the sought-after village of Hainford, this substantial detached family home offers approximately 1,363 sq. ft (stms) of accommodation excluding the garage, with well-maintained living spaces, wrap-around gardens and extensive parking. With a notably large footprint and excellent room proportions throughout, the property presents an exciting opportunity for a family seeking space both inside and out, while also offering scope for cosmetic updating in certain areas to create a home tailored to individual tastes.

A welcoming porch opens into the entrance hall, where the scale of the accommodation immediately becomes apparent. The ground floor has been thoughtfully arranged to suit modern family life, with generously sized reception and practical spaces throughout. The lounge is an impressive room, offering ample space for a variety of furniture layouts and creating a comfortable setting for both everyday living and entertaining. Large windows allow natural light to flood the space, while direct access into the conservatory extends the living accommodation further.

The conservatory overlooks the gardens and provides a versatile additional reception area, equally suited as a garden room, reading space, playroom or entertaining area. With pleasant views across the surrounding outdoor space, it forms a natural connection between the home and garden.



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A particular highlight of the property is the spacious kitchen dining room. Extending over 20ft in length, this sociable space offers extensive worktop and storage potential alongside ample room for family dining. Whether hosting friends and family or enjoying busy day-to-day life, the layout lends itself perfectly to modern living. Adjoining practical spaces include a useful boot room, ground floor cloakroom and separate boiler room, enhancing the functionality of the home.

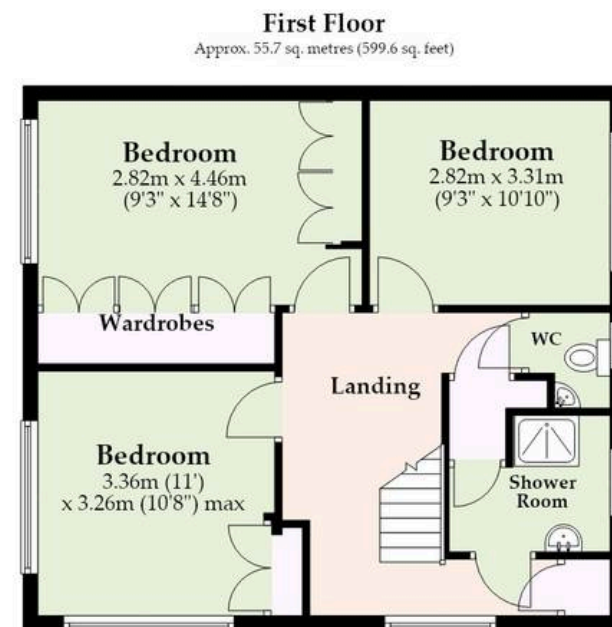
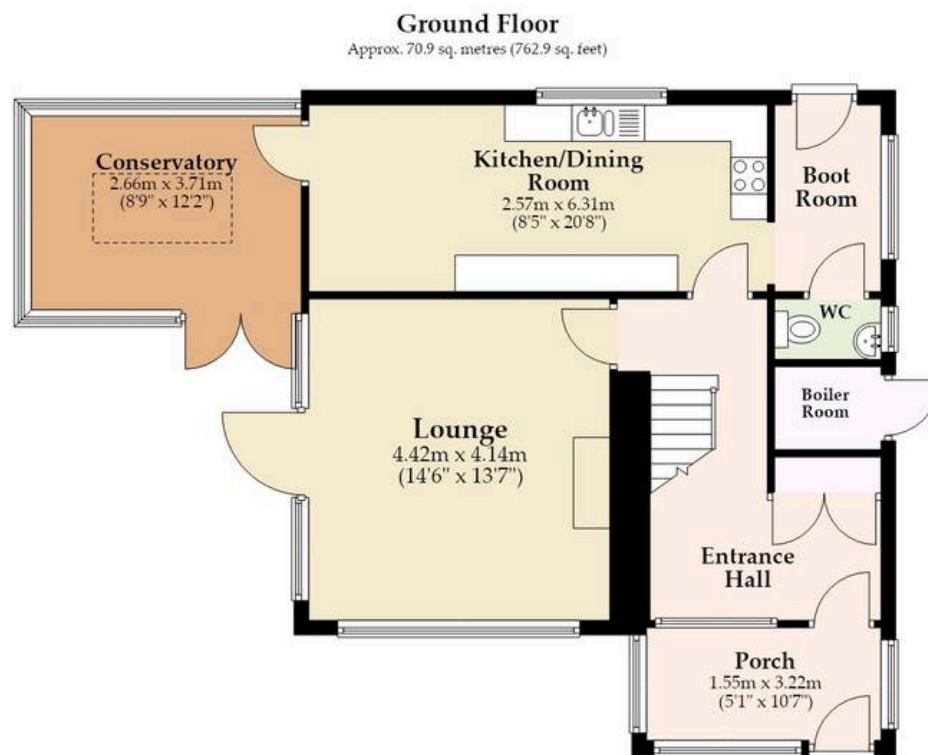
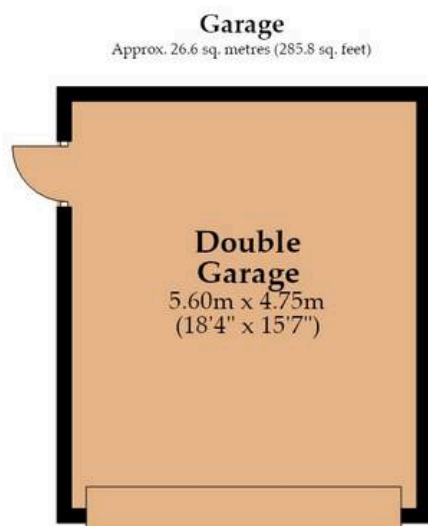
The first floor continues to impress with three well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from a range of fitted wardrobes, providing excellent storage, while all three bedrooms offer comfortable dimensions and flexibility for growing families, guests or those working from home. Completing the accommodation is a family shower room alongside a separate WC, helping to support busy households.

Outside, the property enjoys an attractive wrap-around plot with lawned gardens and patio areas that have been carefully maintained over the years. The combination of open lawn, established planting and seating areas creates a wonderful environment for outdoor entertaining, family gatherings and summer dining.

To the front and side, extensive off-road parking provides space for numerous vehicles, caravans or recreational equipment. Further enhancing the property's appeal is the substantial detached double garage, offering excellent storage, workshop potential or secure vehicle accommodation.



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Total area: approx. 153.1 sq. metres (1648.3 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.

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