

23 Stratton Road, Hainford

Minors & Brady

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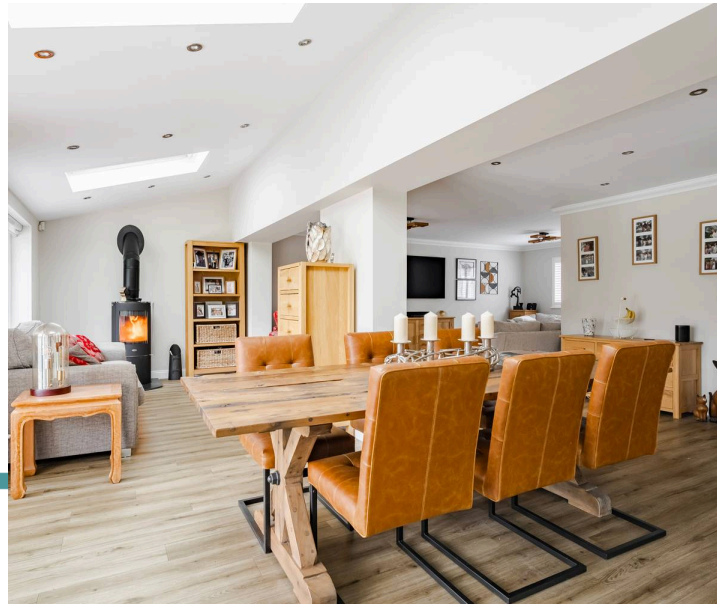
Hainford, Norwich

Stunning upgraded family home with exceptional open-plan living and a superb west-facing garden. Set within the popular village of Hainford, this beautifully presented detached property has been thoughtfully enhanced to create stylish, contemporary accommodation throughout. The impressive kitchen, dining and living space forms the centrepiece of the home, offering a superb environment for both everyday family life and entertaining. Three first-floor bedrooms, including a principal suite with dressing room and en-suite, are complemented by a versatile ground-floor study which could also serve as a fourth bedroom, while the dressing room offers potential for a variety of uses to suit individual requirements. Outside, a generous west-facing garden, substantial summerhouse, detached double garage and ample parking complete this fantastic village home.

- Beautifully presented detached home
- Extensively upgraded throughout
- Superb open-plan kitchen/living room
- Quality fitted kitchen with appliances
- Principal suite with dressing room
- En-suite and contemporary shower room
- Versatile study or fourth bedroom
- Private west-facing rear garden
- Large summerhouse with power and light
- Double garage and driveway parking

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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.

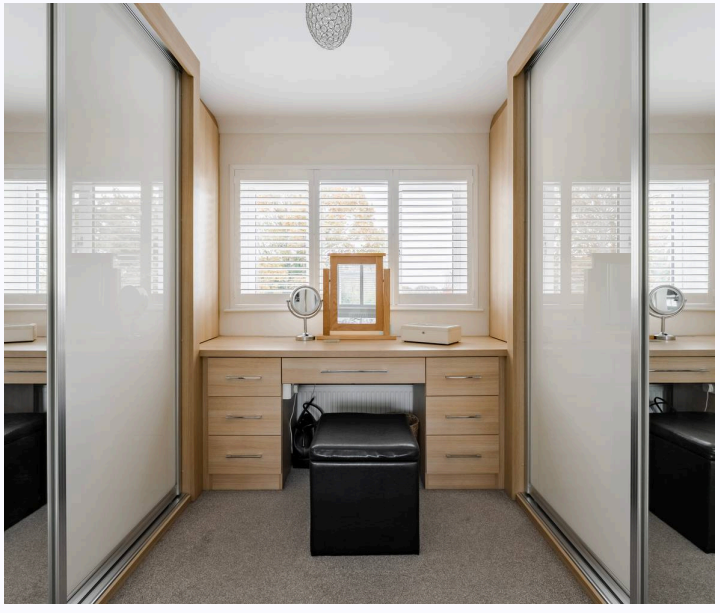
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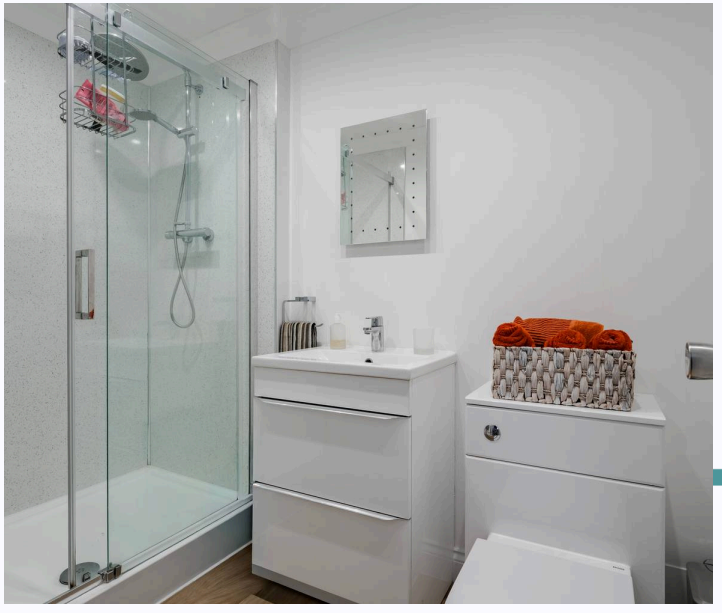












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Occupying a generous plot within the highly regarded village of Hainford, this exceptional detached home has been extensively enhanced by the current owners to create a stylish and versatile family residence. Combining contemporary open-plan living with practical family accommodation, the property enjoys a private west-facing garden, a detached double garage, and excellent access to Norwich and the many attractions of the Norfolk countryside and coastline.

The heart of the home is undoubtedly the impressive open-plan kitchen, dining and living space, thoughtfully redesigned to provide a bright and sociable environment for modern family life. The kitchen is fitted with a comprehensive range of quality cabinetry complemented by granite work surfaces and a substantial central island with breakfast bar seating. A superb specification of integrated appliances includes twin Neff ovens, warming drawers, induction hob, dishwasher, microwave and wine cooler. The dining area provides ample space for entertaining and is enhanced by a contemporary wood-burning stove, while the adjoining sitting area creates a more relaxed and intimate space. French doors and extensive glazing frame views across the rear garden, with additional roof windows flooding the room with natural light throughout the day.

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A welcoming reception hall creates an excellent first impression, featuring attractive flooring and a striking staircase with glass balustrades. The ground floor also offers a cloakroom, utility room and a versatile study which could easily serve as a fourth bedroom, making the property equally suited to home working, guests or multi-generational living.

The first floor continues to impress with a spacious landing leading to three well-proportioned bedrooms. The principal suite is particularly noteworthy, comprising a generous double bedroom overlooking the rear garden, a dedicated dressing room with extensive fitted wardrobes and dressing area, and a beautifully appointed en-suite shower room. Bedroom two is another generous double room with fitted wardrobes and garden views, while bedroom three offers comfortable additional accommodation. A stylish family shower room serves the remaining bedrooms and has been finished to a similarly high standard.

Externally, the property is approached via a wide driveway providing ample off-road parking and access to a detached double garage with power, lighting and twin electric doors. The rear garden enjoys an enviable west-facing aspect, creating the perfect setting to enjoy afternoon and evening sunshine. Predominantly laid to lawn, the garden is complemented by a large paved terrace ideal for outdoor dining and entertaining.

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A particular feature of the garden is the substantial timber summerhouse, complete with power, lighting and a covered veranda. Offering excellent flexibility, this space could be utilised as a home office, studio, hobby room or garden retreat. In addition, keen gardeners will appreciate the dedicated vegetable growing area with raised beds, greenhouse and garden shed. Well enclosed and thoughtfully arranged, the garden provides a high degree of privacy and a wonderful extension of the living accommodation.

Agent's Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.

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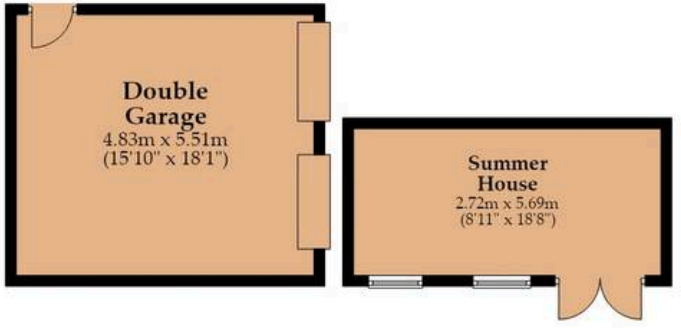
Ground Floor

Approx. 92.4 sq. metres (994.2 sq. feet)



Outbuildings

Approx. 42.1 sq. metres (452.7 sq. feet)



First Floor

Approx. 64.4 sq. metres (692.8 sq. feet)



Total area: approx. 198.8 sq. metres (2139.7 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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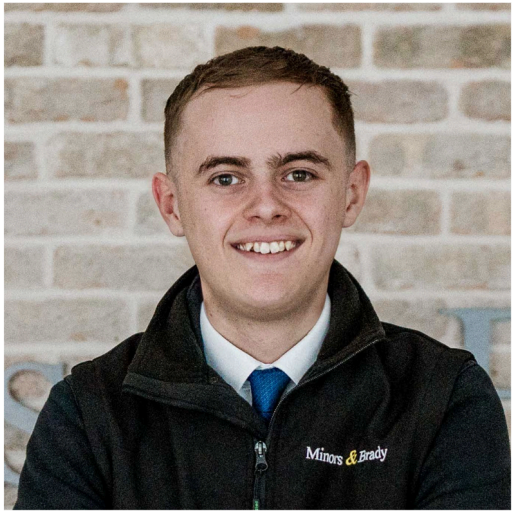
Dreaming of this home?
Let's make it a *reality.*



Meet *Abi*
Branch Partner



Meet *Daryl*
Listings Manager



Meet *Matthew*
Senior Property Consultant

Minors & Brady

Your home, our market

homes@minorsandbrady.co.uk 01603 783088 6 Church Road, Hoveton, NR12 8UG

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Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk