


# 28a Chapel Road, Hainford

Minors & Brady

# 28a Chapel Road

Hainford, Norwich

Offering generous proportions throughout, this well-presented detached chalet bungalow provides versatile accommodation arranged across two floors, complemented by a spacious front garden and multi-level decking. The property features a large living room with a wood-burning stove, a well-proportioned kitchen and an adjoining garden room, creating plenty of space for everyday living and entertaining. Four bedrooms are arranged across the ground and first floors, with two benefiting from their own en-suite shower rooms and a separate family bathroom also serving the ground floor. A study provides a useful space for home working or hobbies, while the multi-level decking offers an appealing setting for outdoor dining and relaxation. With off-road parking and generous outdoor space, this is a flexible home suited to a variety of buyers.

- Guide Price: £390,000 - £400,000
- Well-presented chalet bungalow offering generous and versatile accommodation
- Well-proportioned kitchen with an adjoining garden room
- Spacious living room featuring a log burner










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- Four bedrooms arranged across two floors
- Ground-floor bedroom with extensive built-in wardrobe storage
- Two bedrooms benefiting from their own en-suite shower rooms
- Separate study providing a dedicated space for home working
- Substantial enclosed garden with multi-level wooden decking
- Rural village setting with convenient access to Norwich and the Norfolk Broads

**The Location**

Hainford is a rural village situated north of Norwich, offering a quieter setting surrounded by Norfolk countryside while remaining within convenient reach of the city and its wider amenities. The village has a local primary school, church, village hall, recreation areas and the Chequers public house and restaurant, providing a number of facilities within the community. For additional everyday shopping, cafés, restaurants and services, nearby Horsford, Coltishall and Aylsham offer a wider choice, while Norwich provides extensive retail, leisure, cultural and healthcare facilities.

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The village is well positioned for access to Norwich via the A140 and the Broadland Northway, with Norwich International Airport also nearby. Rail services can be accessed from stations including Hoveton and Wroxham and Salhouse, providing connections towards Norwich and beyond. The surrounding countryside offers opportunities for walking and enjoying the rural landscape, while the nearby Norfolk Broads, including the Wroxham area, provide further opportunities for boating, waterside leisure and exploring the county's waterways. Hainford therefore offers a balance of village life, countryside surroundings and access to the facilities and connectivity of Norwich.

**Chapel Road, Hainford**

The property is entered via the entrance hall, which provides access to the ground-floor accommodation and stairs leading to the first floor.

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The spacious living room is a particularly generous reception space, offering plenty of room for both seating and dining arrangements, with a wood-burning stove providing a focal point. French doors open directly onto the front garden, creating a connection with the outdoor space. The kitchen is well proportioned and offers a practical arrangement of fitted units and work surfaces, with access through to the adjoining garden room, which provides additional space for relaxing or enjoying views of the garden.

The ground floor also accommodates two bedrooms, offering flexibility for family members, guests or those wishing to avoid stairs. One bedroom benefits from extensive built-in wardrobe storage, while the other is served by its own en-suite shower room. A separate bathroom is also available, fitted with a bath and shower over. Completing the ground-floor accommodation is a study, providing a useful dedicated space for working from home, reading or hobbies.














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The first floor offers two further bedrooms arranged around the landing, providing additional accommodation and flexibility depending on a buyer's needs. An en-suite shower room serves one of the upstairs bedrooms, while the remaining bedroom benefits from a built-in wardrobe.

Outside, the property benefits from a spacious front garden, providing an attractive approach and outdoor space to enjoy. The multi-level wooden decking creates a series of areas for outdoor seating, dining and entertaining, offering a practical extension of the home's living space. Off-road parking is also available.

**Agent's Note**

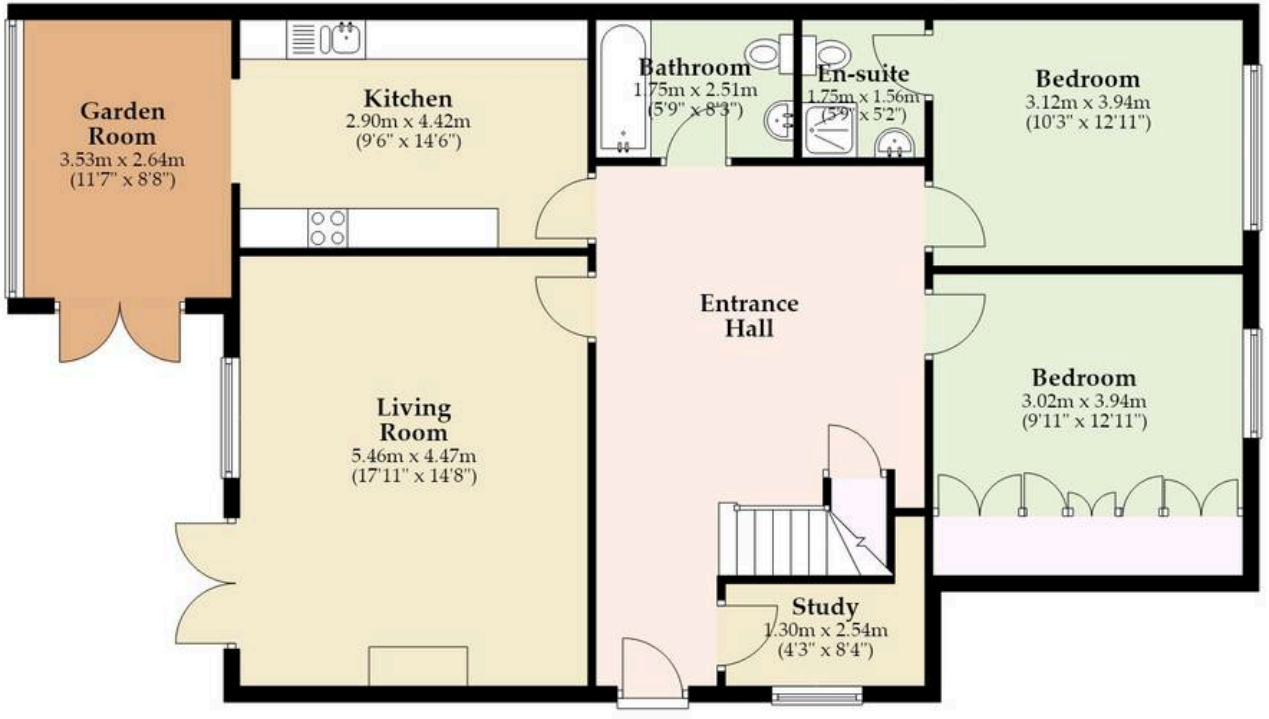
This property is being sold freehold, and is connected to mains water, electricity, and drainage.

Council Tax Band: C

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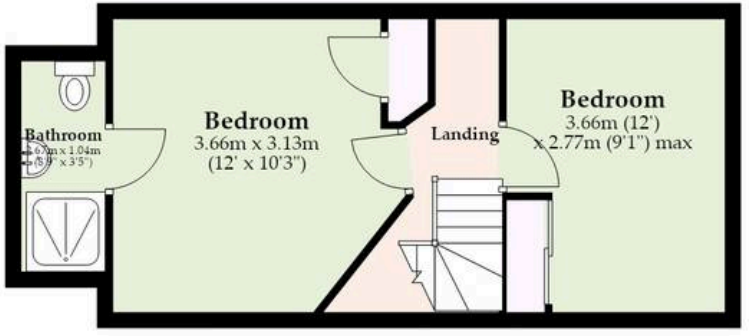
## Ground Floor

Approx. 112.2 sq. metres (1207.3 sq. feet)




## First Floor

Approx. 31.9 sq. metres (343.1 sq. feet)




Total area: approx. 144.0 sq. metres (1550.4 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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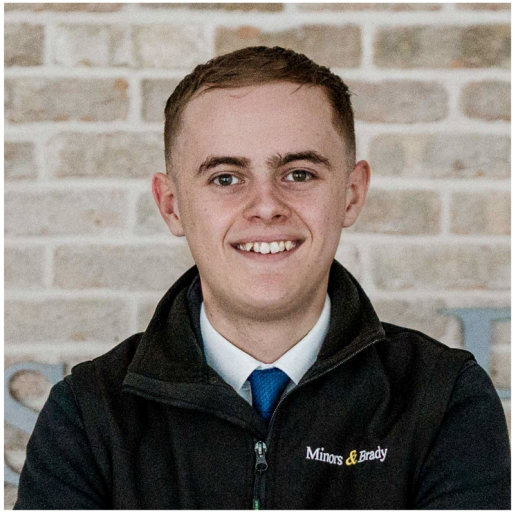
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