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Oakside House  
Newton Road  
Hainford



A BEAUTIFUL FOUR BEDROOM RESIDENCE, BUILT BY A LUXURY HOME DEVELOPER IN A QUIANT VILLAGE SETTING ON THE OUTSKIRTS OF NORWICH

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## Oakside House, Newton Road, Hainford, Norfolk NR10 3BQ

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### RECEPTION HALLWAY

Set the tone for the property. A welcoming, carpeted hallway offering access to all reception room, as well as the WC. There is a wall mounted radiator, a double coat cupboard with storage and stairs turn and rise to the first-floor accommodation.

### STUDY

A window overlooks the front aspect, carpeting and wall mounted radiator.

### SITTING ROOM

Dual aspect windows, wall mounted radiator, quality wooden flooring and a feature fireplace which acts as the centre piece of the room

### SNUG

A versatile space that is currently used as a snug. However, if there is a need, this could act as a formal dining room. Carpet to the floor, a wall mounted radiator and double doors open to the veranda which in turn leads to the patio area at the rear of the home.

### WC

A low-level WC, wash hand basin, marble floor and window to the side aspect.







## KITCHEN/BREAKFAST ROOM

The hub of the home. When the current owners extended this space, it was done so with the thought of creating an area perfect for family/entertaining. The quality appointed kitchen has a built-in hob, oven, microwave, fridge/freezer and wine fridge. A particular feature of the kitchen is the generous floor to ceiling cupboards and

drawers. The extended portion measures approximately 20 ft x 13 ft has a feature ceiling lantern, provides a space for a generous dining table and an additional living area. The double doors that open out to the garden, were added in June 2026.

## LANDING

Offers access to all first floor bedrooms and family bathroom.



### PRINCIPAL BEDROOM

A double bedroom with carpet. A window to the front aspect overlooks farmland. A generous built in wardrobe, wall mounted radiator and door to en-suite shower room.

### EN-SUITE SHOWER ROOM

A modern suite comprising: - Low level WC, wash hand basin and walk in shower cubicle.

### BEDROOM

A carpeted double bedroom with built in double wardrobe and a window to the rear aspect, a wall mounted radiator and a door to an en-suite shower room.

### EN-SUITE SHOWER ROOM

A modern suite comprising: - Low level WC, wash hand basin, walk in shower cubicle and heated towel rail. Window to side aspect.

### BEDROOM

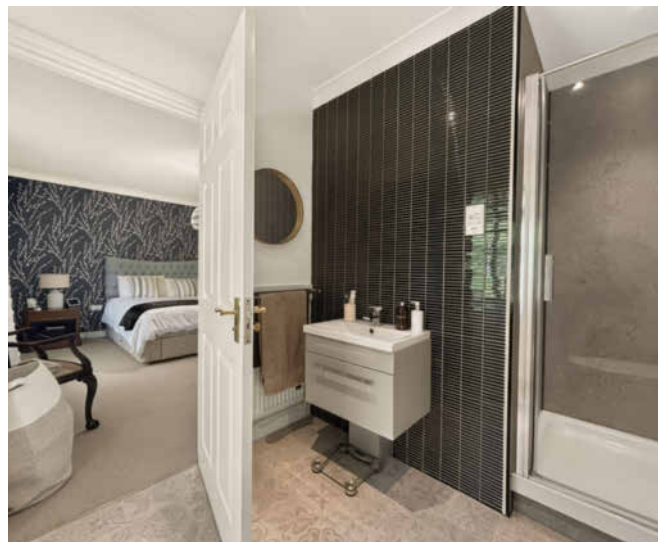
A carpeted double bedroom with a window to the rear aspect, wall mounted radiator and built in double wardrobe.

### BEDROOM

A carpeted double bedroom with a window to the front aspect overlooking farmland and a wall mounted radiator.

### BATHROOM

A modern suite comprising: - low level WC, wash hand basin, bathtub, heated towel rail and a window to the side aspect.





Hainford is well placed for many of Norfolk's beautiful beaches and coastline to the north and east.

### EXTERNAL

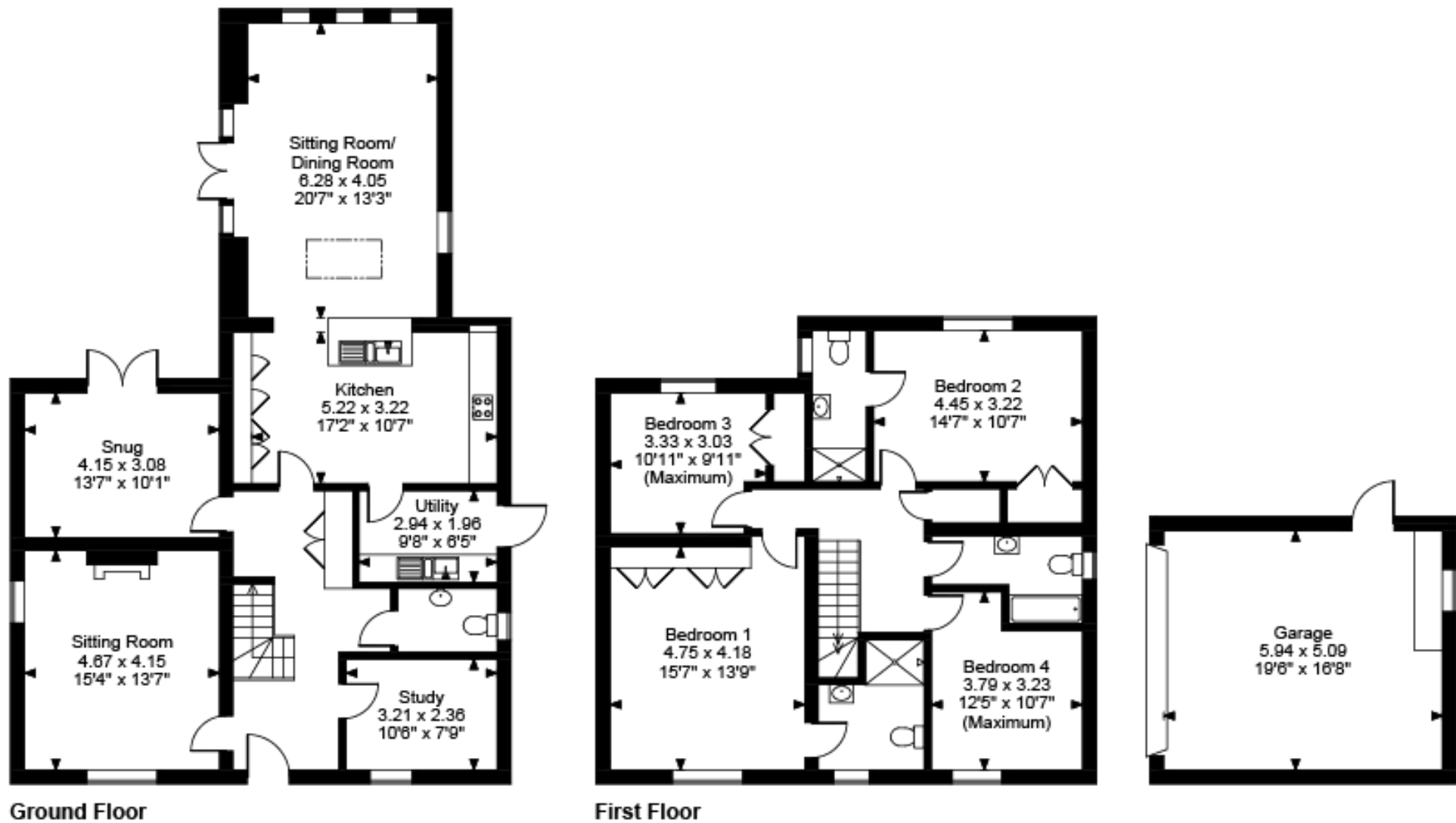
The plot extends to approximately 0.28 of an acre. The home sits centrally which provides generous frontage with low hedging, an area laid to lawn and an L-shaped driveway offering parking for multiple vehicles. The front door is accessed via a feature tiled pathway with two low level brick pillars. The rear garden, mainly laid to lawn with planted borders, provides peace with a mature tree and hedging. The patio provides a perfect space for outside dining/relaxing. To the side, two sheds provide garden storage. The double garage has power & lighting and a side door allowing access from the garden.

### LOCATION

Hainford is conveniently located about 7 miles to the north of Norwich with good access via the A140 Cromer Road and five miles from Norwich Airport. Local amenities include a primary school and church opposite the cottage and the Chequers Pub at the top of Newton Road. A much wider range of amenities and shops can be found in the market town of Aylsham and the city of Norwich.



Oakside House, Newton Road, Hainford, Norwich



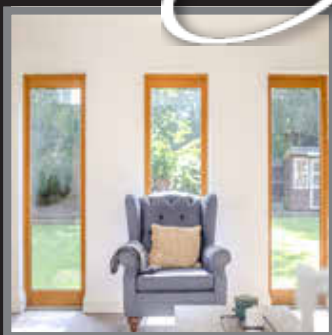
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The position & size of doors, windows, appliances and other features are approximate only.  
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# Select

£730,000

Built by luxury home developer, 'Orchard Homes', this beautiful four bedroom detached family home has been owned by the current owner since new. The property has had a significant extension off the kitchen to create a wonderful open plan space that incorporates a modern fitted kitchen and a dining/family area. The rest of the ground floor accommodation comprises: - study, sitting room, snug/formal dining room, WC and utility room. To the first floor there are four double bedrooms, two of which have en-suite shower rooms and a separate family bathroom. The enclosed garden offers privacy and has been well tended with an area laid to lawn with planted borders. A paved patio area provides a perfect dining/relaxing spot and is accessed via both the kitchen and the snug. To the side of the house is an area with two sheds. The detached double garage has power/lighting and has a side door accessed via the garden.



EPC Rating: C  
Council Tax Band: F  
Tenure: Freehold

Viewing by appointment with our  
Select Consultant on

**01603 221797**

or email [select.norwich@sequencehome.co.uk](mailto:select.norwich@sequencehome.co.uk)

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