



Oak Lane | Hingham | NR9 4JY
Guide Price £450,000

twgaze

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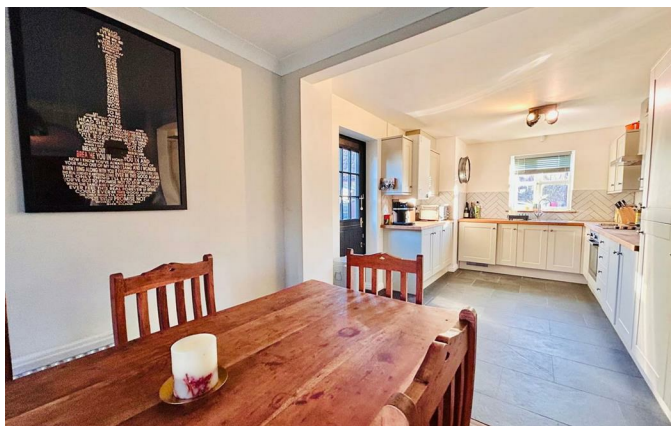
An executive 4 bedroom detached house on a generous corner plot with double garage. Located on an established and well presented quiet cul-de-sac in the centre of Hingham village.

- Quiet cul-de-sac in the village centre
- Well presented throughout
- Recently upgraded heating
- Double garage and off road parking
- Home office/study
- Spacious corner plot position
- 4 double bedrooms
- Updated kitchen and bathroom suite
- Manicured front and rear gardens
- Excellent transport links to Norwich

Full Description

Location

Located in a quiet cul-de-sac just moments from the centre of Hingham, an elegant market town once known as 'Little London' due to the quality of its buildings. The town is picturesque and famed for its ancestral links to one time US president, Abraham Lincoln, to which a local cafe on The Fairlands still promotes the name. A large part of Hingham's popularity is down to its useful facilities, shops and local businesses which are centred around the pretty Market Place. The town also has a primary school and doctors' surgery which was recently voted within the top 10 surgeries in England. Several other market towns including Wymondham, Attleborough and Dereham are all within 10 miles from Hingham, with Norwich also just 14 miles away. Norwich is a historic and popular university city offering a vibrant entertainment scene, with numerous independent shops, bars and restaurants, as well as excellent shopping facilities. The city offers good transport links with a central railway and bus station and an international airport located just a few miles north of the city.





The Property

This spacious 4-bedroom home benefits from a social and practical layout.

Entrance hall with WC and plenty of cloaks/boot space opens into a large sitting room laid to engineered wood flooring and statement lighting. Moving into the dining area with French doors to a large area of decking for alfresco dining. This area flows nicely to the recently installed kitchen which features a wide variety of wall and floor units plus integrated appliances such as the electric oven and fridge/freezer. The ground floor also benefits from a further useful room currently utilised as a home office but would make a wonderful snug, craft room or even 5th bedroom if required.

The light and generous landing provides access to four good sized bedrooms, most with useful built in storage. The master bedroom has an ensuite shower room and wonderful views over the gardens and over to Hingham church. The family bathroom has recently been upgraded and now features a 4-piece suite with modern panelling and tiling throughout. The decor overall is fresh and contemporary, the first-floor benefits from new carpets throughout.

Outside

Occupying a very generous corner plot, the property is approached by a manicured front lawn, double garage and tandem off-road parking for many more vehicles. The garage is detached and is fully equipped with lighting and power.

The garden to the rear of the property is mainly laid to lawn but for a large area set to decking. The gardens are established and feature an array of mature shrubs and trees.

Services

Mains water, electricity, and drainage are connected. Oil fired central heating. Boiler and oil tank have been recently replaced and under guarantee.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Council Tax Band – E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

33 Market Street
Wymondham
Norfolk
NR18 0AJ
01953 423 188
info@twgaze.co.uk