



Chapel Street | Hingham | NR9 4JH

Price Guide £375.000

twgaze



# Chapel Street | Hingham | NR9 4JH Price Guide £375,000

A two bedroom Semi detached grade II listed house lovingly restored by the current owners with sweeping drive to garage and private cottage garden.

- Guide price £375,000 - £400,000
- Grade II listed Semi detached house
- Lounge with wood burner
- First floor shower room
- Immaculate private garden
- Two bedroom
- Many original features
- Dining room with wood burner
- Ground floor W.C
- Driveway to garage providing off road parking

## Guide Price £375,000- £400,000

### The Location

This elegant house is set in the Conservation Area of Hingham which is a charming village enjoying a wide range of independent shops, all within walking distance, ranging from those of practical everyday use to the more boutique. The White Hart in the centre of the village is a well appreciated destination pub/restaurant and hotel and there is also a primary school, public library, sports hall and playing field with tennis courts, dental surgery and large medical centre. Norwich is just 15 miles to the east and the ever popular market town of Wymondham is only 7 miles away. Hingham is also close to the newly dualled A11 providing a quick access to Newmarket Cambridge, Norwich and London. Railway stations at Wymondham and Attleborough provide regular services to Norwich, Cambridge, and London. Regular half hourly bus services go to Norwich via the university and hospital and Wymondham.







### The Property

This charming Two-bedroom Grade II Listed Semi-Detached Home with Original Features. Nestled in a sought-after location, this beautifully restored Grade II listed semi-detached house is brimming with character and original features. The current owners have lovingly renovated the property with meticulous attention to detail, preserving its historical charm while adding thoughtful modern touches. You are welcomed into a warm and inviting entrance hall, with doors leading to the formal lounge and dining room, and a graceful sweeping staircase ascending to the first floor. The formal lounge is a delightful space featuring a wood burner as its focal point and a traditional sash window that offers a picturesque view of the front garden. The adjoining dining room, also with a wood burner, overlooks the rear cottage garden through another elegant sash window. From here, doors lead to a handy pantry and through to a versatile home office. The kitchen is well-appointed with wall and base units and vaulted ceiling and complemented by a separate utility area and a convenient ground floor W.C. Upstairs, you'll find two generously proportioned bedrooms and a stylish shower room, all finished to a high standard while maintaining the period feel of the home. This truly unique home blends period elegance with modern comfort, offering a rare opportunity to own a piece of history.

### The Outside

To the front of the property, a sweeping driveway leads to the garage and a charming cottage-style garden, complete with a wildflower patch that adds a burst of natural colour. To the rear, the garden features a delightful patio courtyard framed by topiary hedging, offering a perfect space for outdoor relaxation. Beyond this lies a walled garden, home to mature trees, established hedging, and a generous lawn area. Additional features include a timber summer house and a wood store, enhancing both the functionality and character of the garden.

### Freehold

### Services

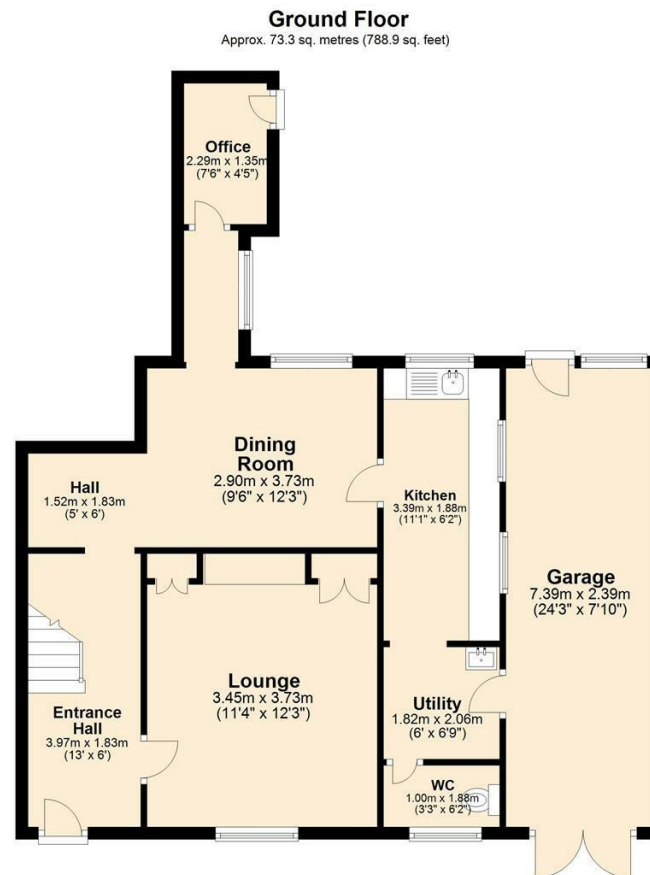
Mains electric, mains water, mains drainage

### How to get there

[what3word///relate.nickname.makeup](https://www.what3word.com/relate/nickname/makeup)

Viewing strictly by appointment





Total area: approx. 105.0 sq. metres (1130.3 sq. feet)

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