



THE STORY OF

4 Hopsack Road

Hingham, Norfolk

SOWERBYS



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4 Hopsack Road

Hingham, Norfolk
NR9 4FB

Semi-Detached Home

Popular Town Location

Built by the Respectable Abel Builders

Air Source Heat Pump with Solar Panels

Three Double Bedrooms

Open Plan Living

Family Bathroom, Separate Downstairs
WC and Private En-Suite Shower Room

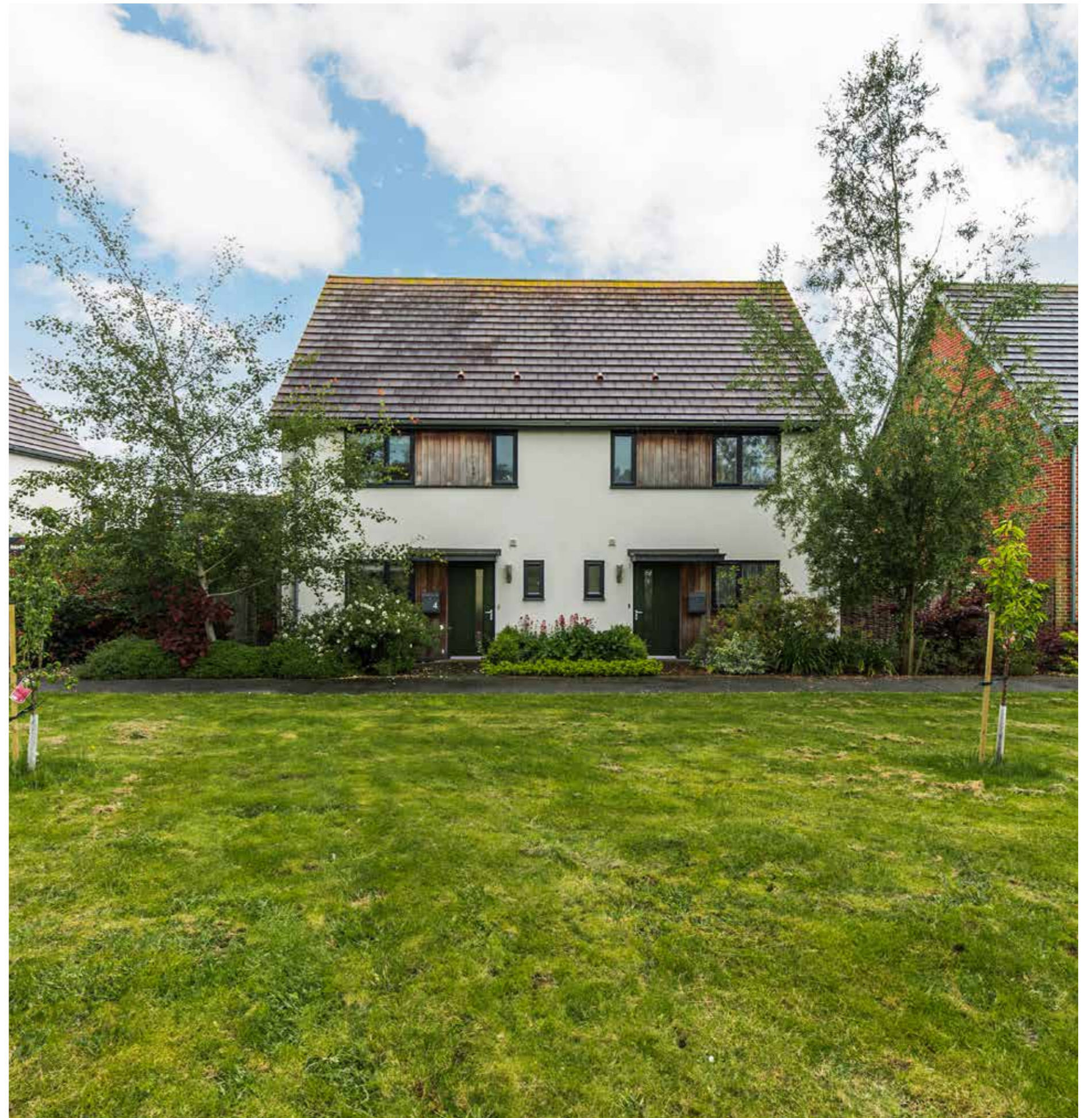
No Onward Chain

Single Brick Built Driveway and Garage

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com





Crafted by the esteemed Abel Homes, this exquisite energy-efficient residence exemplifies modern living with an A-rated EPC, advanced air source heating, and solar panels. These features ensure reduced energy costs.

The property showcases a contemporary kitchen and bathroom with a pristine shower, all presented in immaculate condition. The interior boasts a neutral palette, accentuated by a stylish cloakroom and a sophisticated en-suite. The open-plan sitting and dining area seamlessly blend indoor and outdoor living, offering picturesque views and direct access to the landscaped garden.

The first floor features three double bedrooms including a luxurious principal with a private en-suite.

The property benefits from parking to the rear and a brick-built garage. The property has a beautifully designed, easy-to-maintain garden with a paved patio just out of the french doors.

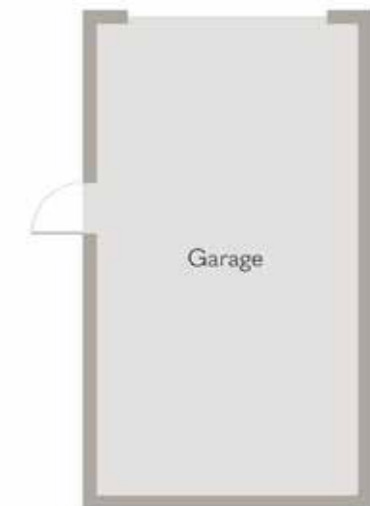




First Floor
Approximate Floor Area
488 sq. ft
(45.36 sq. m)



Ground Floor
Approximate Floor Area
488 sq. ft
(45.36 sq. m)



Garage
Approximate Floor Area
285 sq. ft
(26.44 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Hingham

DISCOVER THIS 18TH CENTURY
"LITTLE LONDON"

With grand Georgian architecture surrounding its market place and town green, Hingham is in the heart of rural Norfolk.

For this market town, it was in the 18th century when the socialites of high society built and took residence in Hingham that it became fashionably known as "little London".

The many and varied local shops have the special character of a small market town but are up-to-date in what they provide. Despite the influence and attractions of neighbouring Norwich, an active and independent town life continues to thrive and grow. Amenities include a family butcher, The White Hart Hotel which is a community Boutique Hotel and Country Dining Pub, cafe's, library, primary school, excellent health centre, doctors surgery, dentist and frequent bus services providing access to the surrounding villages and towns of Wymondham, Attleborough, Watton, Dereham and Norwich.

The town is located 17 miles from the cathedral city of Norwich, which has many restaurants, shops, supermarkets and services including an international airport.



Note from Sowerbys



"The home was built by the esteemed Abel Homes and exemplifies modern living."



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

A. Ref:- 8109-2156-3039-8607-3183

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///mole.reduction.ignore

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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