



INTRODUCING

13 Hopsack Road

Hingham, Norfolk

SOWERBYS

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THE STORY OF

13 Hopsack Road

Hingham, Norfolk
NR9 4FB

Popular Development
Close to Amenities

Built by the Highly Reputable
Local Developers, Abel Homes

Air Source Heat Pump
and Solar Panels

Single Garage and Off Road
Parking for Two Cars

Ground Floor WC, Bathroom
and En-Suite Shower Room

Three Spacious Bedrooms

Privately Enclosed
Rear Garden

Open Plan Kitchen/
Dining Room

Remainder of NHBC Warranty

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Set on a well-regarded modern development in the heart of Hingham, this detached three-bedroom home offers a smart and efficient layout, ideal for both everyday living and future flexibility. Built in 2017 by highly respected local developer Abel Homes, the property reflects quality construction with a focus on comfort and low-maintenance living.

The home benefits from an air source heat pump for energy-efficient heating, alongside the practical advantages of a downstairs WC, family bathroom, and en-suite to the main bedroom. The open-plan kitchen and dining space open to a privately enclosed rear garden, creating a sociable hub for family life or entertaining.

All three bedrooms are generously sized, offering year-round comfort. Whether you're working from home, hosting guests, or simply growing into the space, the layout offers great flexibility. The principal bedroom enjoys the added luxury of an en-suite and air conditioning.

“This has been such a happy home for me - it's where I met my husband and got my dream job.”

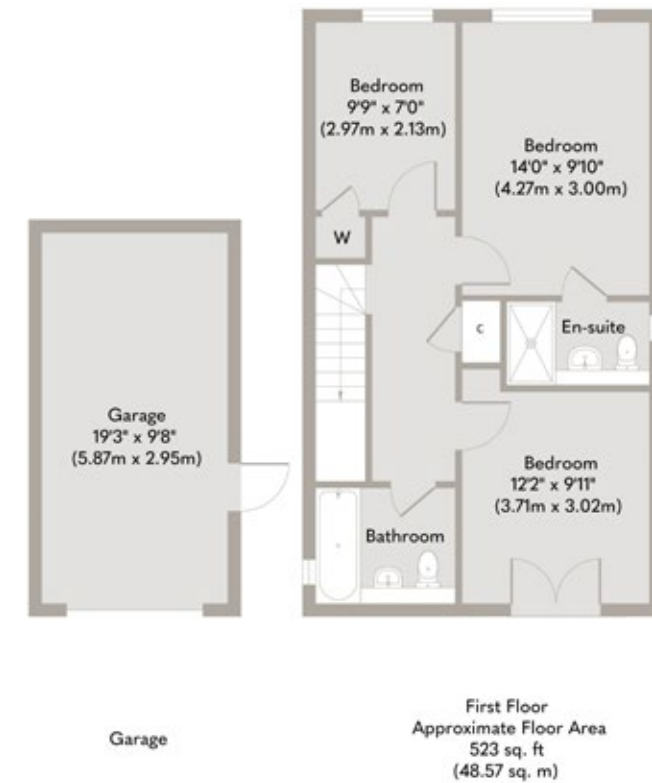
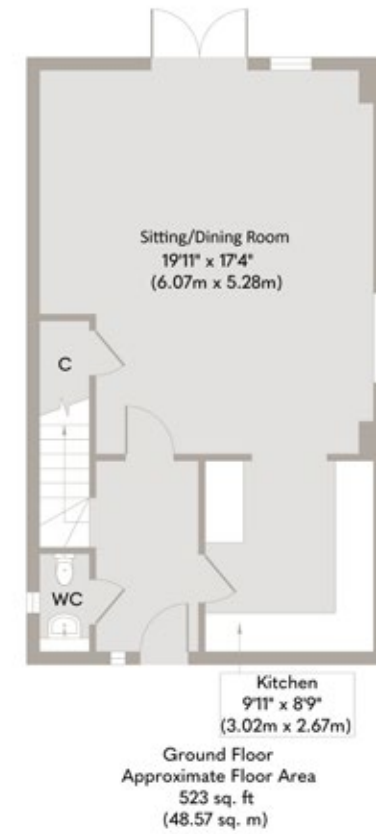
A single garage and off-road parking for two vehicles add to the everyday convenience.

Located just a stone's throw from local amenities, including the very convenient Co-op just a two-minute walk away, 13 Hopsack Road presents a well-rounded choice for buyers looking for a modern, low-hassle home in a sought-after village setting, with the remainder of the NHBC warranty still in place.





It has been an amazing house- low maintenance and great for socialising.



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.

Attleborough is a market town situated within the Breckland district, located between Norwich and Thetford. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabaloos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.



Note from the Vendor



“I’d describe our home as eco, bright, and open. It’s given me even more access to outdoor spaces and lovely walks.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

A. Ref:- 0540-3890-7997-9393-1851

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: ///paving.widest.direction

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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