



## 7 Chapel Street, Hingham

Guide Price £260,000



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Hingham, Norwich

Guide Price: £260,000 - £280,000. This enchanting Grade II listed cottage, dating back to the early 19th century, effortlessly blends timeless character with modern comforts.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







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Guide Price: £260,000 - £280,000. This enchanting Grade II listed cottage, dating back to the early 19th century, effortlessly blends timeless character with modern comforts. The property is brimming with period features, from exposed wooden beams and sash windows to a traditional inglenook fireplace, creating a warm and welcoming atmosphere throughout. Lovingly refurbished, it offers a fusion of contemporary style and classic cottage feel, making it the perfect home for those seeking both character and practicality. With its delightful kitchen, two spacious bedrooms, and a charming courtyard garden, this property is an ideal choice for those in search of manageable, yet character-filled living.

### The Location

Hingham is a charming market town with a rich architectural heritage. It has a marketplace surrounded by impressive sixteenth, seventeenth, and eighteenth-century houses. The market town offers a variety of shops, a primary school, a doctor's surgery, and other amenities. It's conveniently located about 12 miles southwest of Norwich, accessible via the A47 and A11.

Nearby Wymondham & Attleborough provide additional amenities and schools, with railway connections to Norwich, Cambridge, and London. The surrounding area includes golf courses and access to Thetford Forest, the Norfolk Broads, and the Norfolk Coast. Norwich offers excellent shopping, cultural attractions, diverse schools, and a vibrant business community, along with proximity to the Brecks, Thetford Forest, the

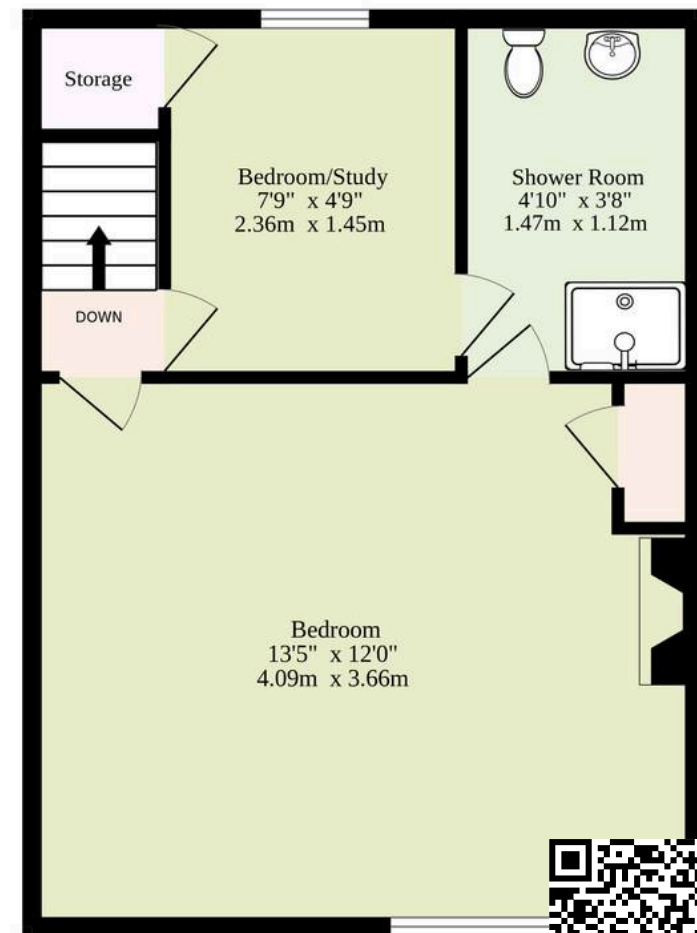




**Ground Floor**  
327 sq.ft. (30.4 sq.m.) approx.



**1st Floor**  
216 sq.ft. (20.1 sq.m.) approx.



**TOTAL FLOOR AREA : 543 sq.ft. (50.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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