

## 2 Wellingtonia Terrace, Hingham - NR9 4HX

£375,000-£400,000 Freehold

Welcome to this beautifully presented three-bedroom semi-detached cottage, located just a short drive from the vibrant city of Norwich. This charming home offers character features alongside modern comforts, providing a spacious and inviting living environment. From the cosy lounge with a feature fireplace to the contemporary kitchen and extended dining area with its striking glass roof, every space is designed for both functionality and style. With a versatile study/gym, three generous bedrooms, and a stylish family bathroom, this property has everything you need. Outside, the low-maintenance garden and off-road parking further enhance the appeal of this lovely home. Located in a peaceful part of Hingham, surrounded by open countryside, this property is ideal for those seeking a quieter pace of life while remaining well-connected.

## Location

Wellingtonia Terrace is located in a peaceful part of Hingham, a charming and well-connected village surrounded by open countryside. The village offers a strong sense of community and a range of local amenities, including a doctor's surgery, Co-op, pub, café, and bakery. There's a local primary school, and Wymondham College is also within easy reach. Hingham is ideal for those looking for a quieter pace of life without being too far from Norwich, which is just a short drive away. Regular bus routes and good road links make this a practical location for commuting while still enjoying village life. The village green adds to the character, and there are lovely countryside walks nearby, perfect for those who enjoy the outdoors.

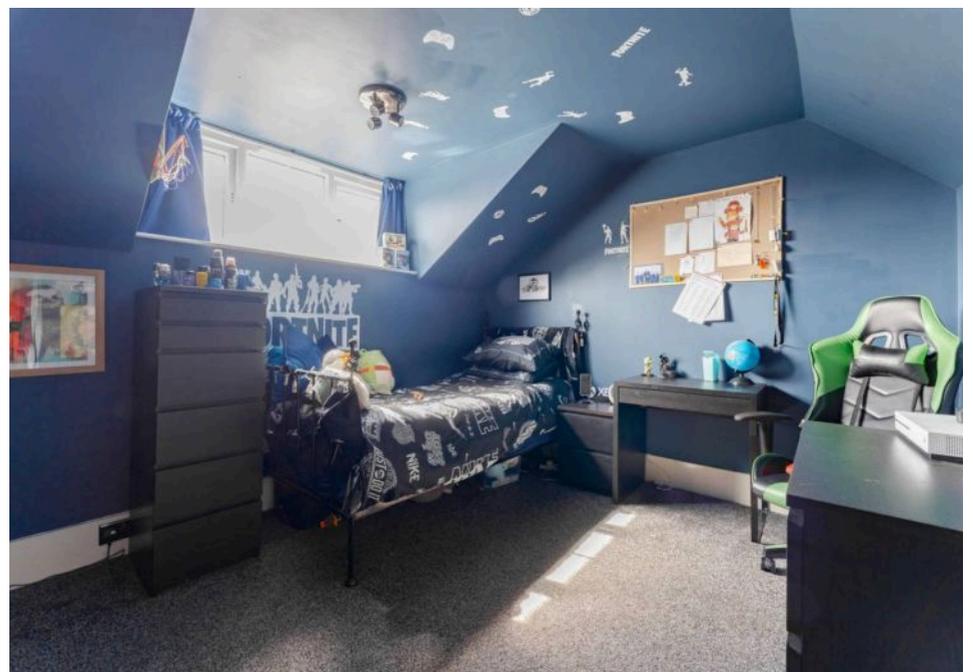


## Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Cylinder

Council Tax Band- B



## Wellingtonia Terrace, Hingham

As you step inside this delightful home, you are greeted by a welcoming hall that leads you through to the inviting lounge, adorned with a cosy fireplace, stylishly designed walls, and character features that add warmth and charm.

The modern fitted kitchen is a standout feature, offering plenty of cupboards, solid wood counters, ample storage space, and a convenient breakfast bar perfect for casual dining. Tiled flooring adds a practical touch, while stylish details bring a contemporary feel.

The kitchen flows effortlessly into the extended dining area, which is bright and spacious thanks to a striking glass roof and French doors that open out to the garden—an ideal space for entertaining or enjoying family meals with plenty of natural light.

The separate utility room, matching the kitchen's style with identical cupboards and counters, is equipped with plumbing for both a washing machine and dishwasher, enhancing the space's practicality.

Completing this floor is a versatile study/gym that can be utilised for various purposes, offering flexibility to meet the homeowner's needs. French doors lead from the study/gym to the outside, creating an ideal space for relaxation or an inspiring home office.

Venture upstairs to discover three spacious bedrooms, two of which are doubles, with the master bedroom showcasing a feature fireplace adding character and charm.

The contemporary family bathroom completes the upper floor, boasting a modern family bathroom suite with a bath and shower attachment, stylish partially tiled walls, and modern fixtures.

Additionally, the property benefits from double glazing throughout, enhancing energy efficiency and creating a quieter living environment.

Externally, the property features an enclosed rear garden with a paved seating area, perfect for enjoying the outdoors in privacy. The garden is low maintenance, making it an ideal space for relaxation or entertaining. A storage shed offers additional space for garden tools and equipment, keeping the area tidy and organised.

Off-road parking is provided by a shared driveway, ensuring convenience for residents and guests alike.



Ground Floor  
740 sq.ft. (68.7 sq.m.) approx.



1st Floor  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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