

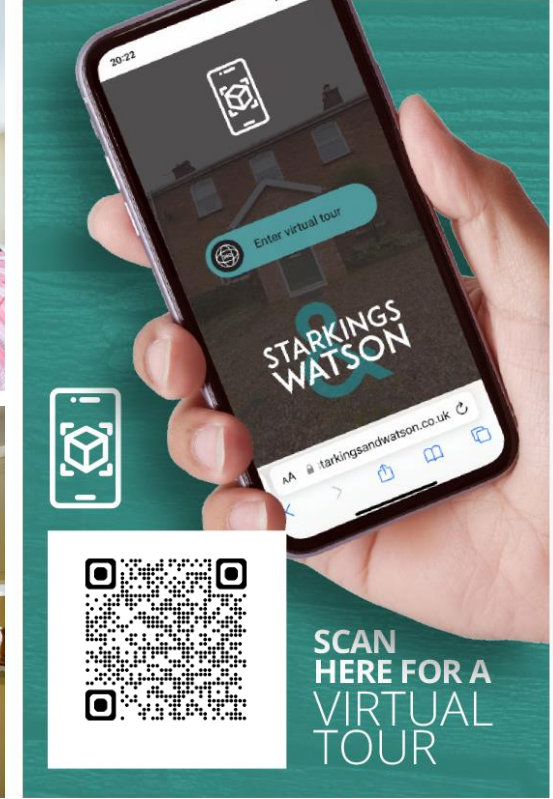
BOND STREET

# Hingham, Norwich NR9 4HA

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



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- Grade II Listed Character Home
- Updated & Improved Interior
- Light & Bright Front Sitting Room
- Open Plan Kitchen/Dining Room with Island
- 3/4 Bedrooms
- Shower Room & Cloakroom
- Private Well Stocked Gardens
- Town Centre Position

#### IN SUMMARY

With a PRETTY FACADE in the heart of Hingham, this Grade II Listed former village store offers an ABUNDANCE of ACCOMMODATION which is laced with CHARACTER and CHARM, all whilst being within WALKING DISTANCE to the local amenities and benefiting from its own PRIVATE part WALLED GARDEN. With large feature glazing, the property offers LIGHT and AIRY accommodation, with various works completed including preventative damp proofing and general maintenance. The interior has been updated and improved, and comprises an attractive WALK-WAY with period tiling to the side of the property, leading to the HALL ENTRANCE, 15' SITTING ROOM, W.C and HIGH SPECIFICATION 20' KITCHEN/DINING ROOM with GRANITE WORK SURFACES and a CENTRAL ISLAND - all under a PART VAULTED CEILING with VELUX WINDOWS. Upstairs, THREE BEDROOMS lead off the landing along with a SHOWER ROOM, with a further bedroom or reception room on the top floor in the eaves.

#### SETTING THE SCENE

From Bond Street the property sits on the main footpath, with the main entrance door located down a private gated pathway to the side of the building. The wrought iron gate leads to the pretty tiled entrance, with access to the property and gated access to the rear.

#### THE GRAND TOUR

Heading inside, the hall entrance is tiled for ease of maintenance, with doors to the sitting room and kitchen. Stairs lead up to the first floor. Starting with the sitting room, a solid wood and part glazed door takes you into the light and bright reception room, with low level built-in storage, fitted carpet, and an exposed central ceiling beam. An inner hall provides an access to the W.C which is tucked away for guests - offering a two piece suite. Back into the kitchen/dining room, a part vaulted ceiling with Velux windows ensures excellent natural light, with a bespoke hand crafted kitchen with granite surfaces encompassing a central island. A ceramic butler sink is fitted, with space for an electric cooker, fridge freezer and further fridge. A door leads to the side, with a window and door leading out to the partly walled garden. Heading upstairs, the landing includes a range of exposed timber beams, with doors to the three bedrooms, all with electric storage heaters. The shower room includes a modern white three suite, with tiled splash backs and an electric shower. The top floor includes a further bedroom or an ideal reception space set within the eaves, including eaves storage and Velux window.



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### THE GREAT OUTDOORS

Heading outside, the garden has been fully landscaped, capitalising on the partly walled exterior and private setting. A large patio extends from the kitchen, providing ample patio space, with steps leading to a shingle pathway and central lawn. Planting can be found to the left hand boundary, with a further seating area, timber shed and rear access at the far boundary.

### OUT & ABOUT

Hingham is a small, yet bustling Georgian market town located some six miles west of Wymondham and twelve miles south of Norwich. This attractive town has an array of period properties, two greens and numerous local amenities including 'The White Hart' public house and hotel, butchers, bakery and pharmacy. There are also other small independent businesses, Co-Op Supermarket and cash machine, an excellent doctors surgery, primary school, and of course the St. Andrews Church which stands proudly next to the property.

### FIND US

Postcode : NR9 4HA

What3Words : ///extensive.advancing.thundered

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

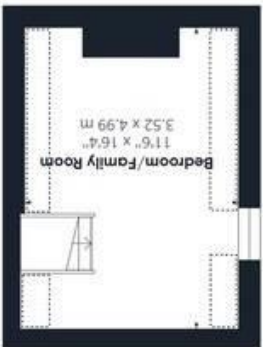
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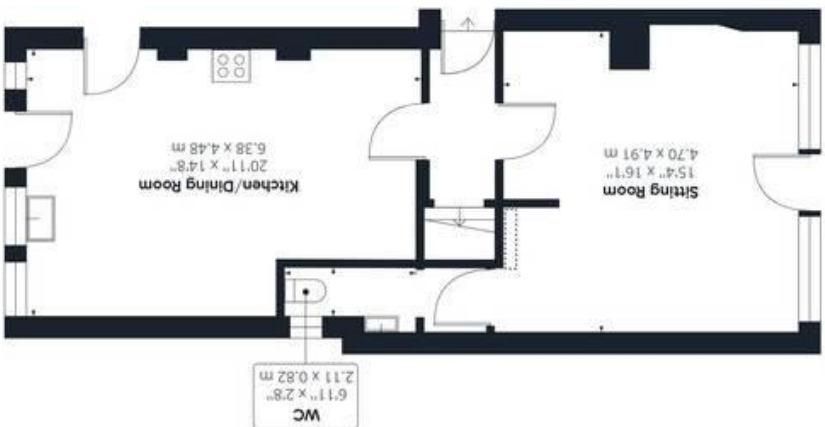
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Floor 2



Ground Floor



Floor 1



GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

Approximate total area<sup>(1)</sup>

1264,50 ft<sup>2</sup>  
117,48 m<sup>2</sup>

Reduced headroom

41,28 ft<sup>2</sup>  
3,84 m<sup>2</sup>

