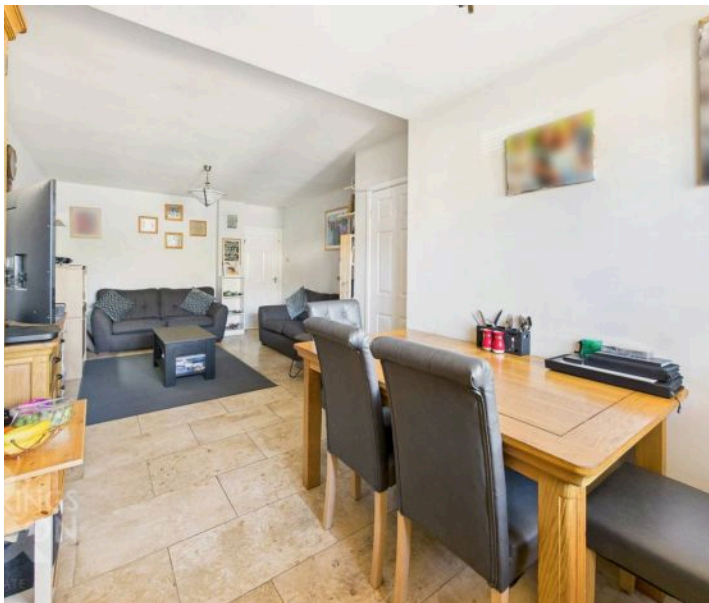




Hardingham Street, Hingham - NR9 4JB





## Hardingham Street

Hingham, Norwich

This EXTENDED SPACIOUS link-detached family home offers a SOUTH FACING GARDEN, self-contained STUDIO in the garden, ample parking, STORAGE to front and a WEALTH OF INTERNAL ACCOMMODATION! Starting from the entrance hall, the SITTING ROOM leads on and extends to 23', with a WET ROOM which is TILED in TRAVERTINE NATURAL STONE, the KITCHEN/BREAKFAST ROOM offers space for appliances and doors to the 19' GARDEN ROOM with newly installed warm roof, with the UTILITY ROOM and GARAGE/CLOAKROOM to the side. The first floor offers THREE BEDROOMS and the family bathroom. The property offers NEWLY FITTED uPVC DOUBLE GLAZING, with oil fired CENTRAL HEATING and a new OIL TANK. The rear garden is FULLY ENCLOSED with artificial lawn, with a wealth of mature planting beds. The timber build STUDIO currently offers a SITTING ROOM with KITCHENETTE and DOUBLE BEDROOM, perfect for those seeking MULTI-GENERATIONAL living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Link-Detached Home
- Extended & Modernised Interior
- 23' Open Plan Sitting & Dining Room
- 19' Conservatory
- 23' Self Contained Studio
- All New uPVC Double Glazed Windows
- South Facing Gardens
- Ample Off Road Parking

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 three churches.

#### SETTING THE SCENE

The property can be found set back from the streets with a mature lawned frontage giving way to the public footpath which then in turn opens onto a large shingle driveway suitable for the parking of multiple vehicles. With a tall privacy giving hedge to the front and side of the home, there is hard standing here for a timber shed and newly fitted oil tank with the entrance to the home coming towards the side.



## THE GRAND TOUR

Once inside you are first met with the central lobby fitted with tiled flooring giving access to the stairs for the first floor on your right, low level radiator and all living accommodation in front. Initially turning to your left a fully tiled wet room and WC can be found with frosted glass window towards the front of the home and wall mounted heated towel rail. Due to its composition and location, this makes the property that much more appealing for those seeking multi-generational living. Through from here the sitting/dining room opens in the form of a well lit 23' open plan living area courtesy of a historic extension to the front of the home. The same tiled flooring as in the hallway runs underfoot throughout with space immediately to your left for a formal dining table in front of the newly fitted uPVC double glazed window with floor space opening beyond for a sitting room suite. Sitting behind the space is the kitchen with continuation of the tiled flooring running throughout. This space offers a wide range of wall and base mounted storage units which in turn give way to rolled edge work surfaces leaving space for appliances such as a freestanding fridge, freezer, oven and hob and additional fridge. Stepping through a set of uPVC double glazed French doors, you will find yourself within the newly improved garden room complete with warm roof, ceiling and downward spotlights and all new uPVC double glazed doors and windows backing onto the rear garden. Just off from this space is a handy utility room with tile effect flooring, additional sink and storage, with plumbing for appliances such as a washing machine and tumble dryer. Just off from the kitchen through a separate door you will find yourself in a handy storage space formed off the remainder of the garage. The space has been fully fitted out to operate as a functional workshop however could be used as additional storage if desired.

The first floor landing splits to allow access into three bedrooms, handy built in storage cupboard and the three piece family bathroom suite with matching tiles as the wet room downstairs, wall mounted towel rail and vanity storage with shower head and glass screen mounted over the bath. The smallest of the bedrooms comes towards the front of the home. Currently functioning as a home office space with all carpeted flooring, this room is perfect for its current use or could be utilized as a single bedroom or nursery. The largest of the bedrooms sits just next door again with a front facing aspect, this 13' space comes with fitted wall to wall storage and handy built in storage cupboard with newly fitted front facing double glazed window. Sitting behind this is the second of the double bedrooms with a rear facing aspect over the garden and built in storage cupboard, the space is laid with carpeted flooring and features a radiator below the double glazed window.

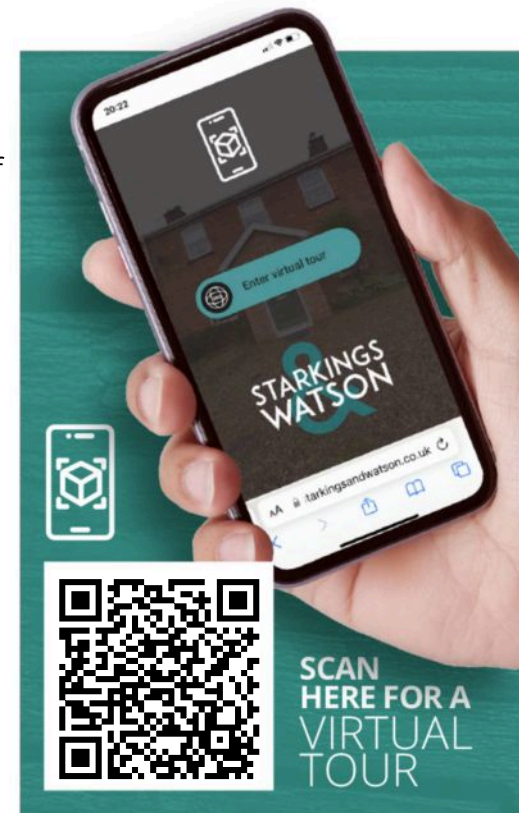
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Postcode : NR9 4JB

What3Words : [///lecturing.extremes.imitate](https://www.what3words.com/lecturing.extremes.imitate)

## VIRTUAL TOUR

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







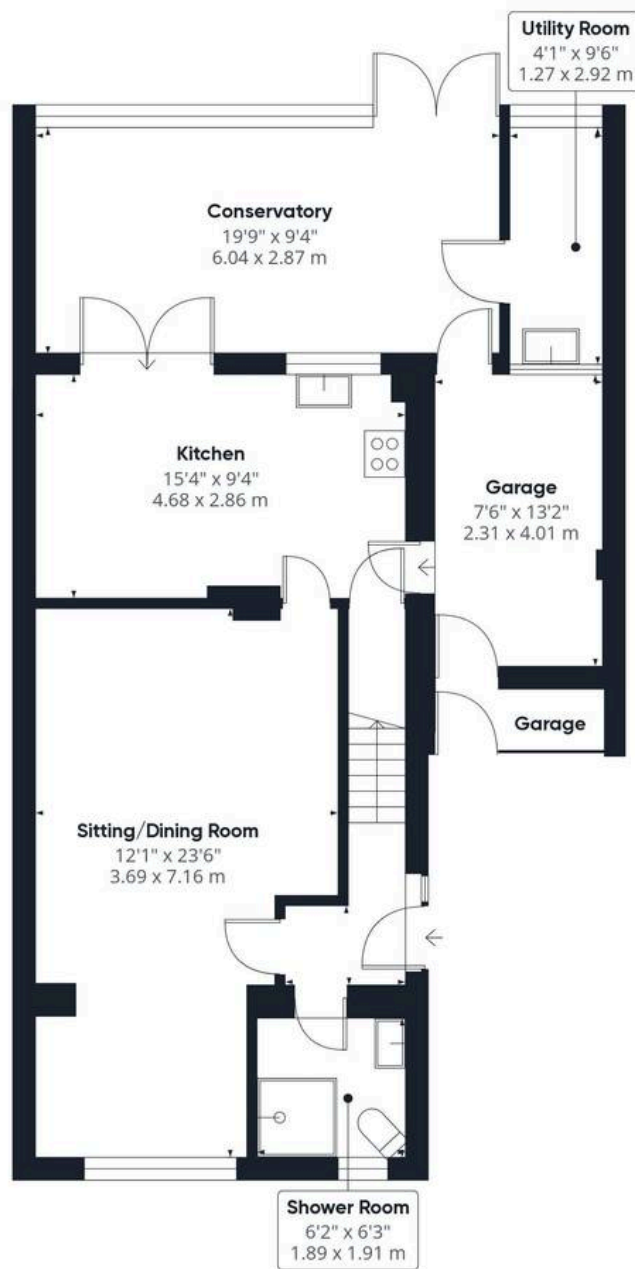




## THE GREAT OUTDOORS

The rear garden is offered in an attractive yet low maintenance state with flagstone patio seating area perfectly positioned to make the most of the summer sunshine with artificial lawn reaching out beyond. The borders of this home are fully enclosed with timber fencing and currently house colourful and vibrant planting spaces. The very rear of the garden is occupied by a large bespoke built timber outbuilding. This space currently functions as a secondary living area complete with an open studio style living room and kitchenette area complete with electric heating with a double bedroom sat next door complete with carpeted flooring and front facing uPVC double glazed windows.





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

1405.21 ft<sup>2</sup>

130.55 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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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.