



Hall Moor Road, Hingham - NR9 4LB

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Hall Moor Road

Hingham, Norwich

NO CHAIN. This sought after DETACHED BUNGALOW offers a perfect blend of charm and modernity. This property boasts a TURN-KEY condition following a recent FULL RENOVATION including a NEWLY INSTALLED CENTRAL HEATING BOILER and RADIATORS, along with an ELECTRICAL RE-WIRE. Internally offering a WELCOMING HALLWAY ENTRANCE with doors opening to all the accommodation. To the left, the open plan 22' KITCHEN/LIVING SPACE enjoys a triple aspect, with re-fitted units and LARGE WINDOWS which flood the room with excellent natural light. The FAMILY BATHROOM found at the end of the hall offers a three piece suite whilst doors open to THREE BEDROOMS. Externally, the property benefits from DRIVEWAY PARKING for multiple vehicles and a GARAGE with a separate GARDEN ROOM attached. The rear GARDEN is PRIVATE and ENCLOSED, whilst being laid to lawn and ready for cultivation by the new buyer.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Three Bedrooms
- Fully Renovated Detached Bungalow
- Newly Laid Flooring, Newly Installed Central Heating Boiler with Radiators, & Electrical Re-wire
- 22' Open Plan Kitchen & Open Plan Living
- Re-fitted Kitchen & Bathroom Fittings
- Garage & Driveway
- Private & Enclosed Garden

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 3 churches.

#### SETTING THE SCENE

Set back from the road with mature shrubs surrounding, the property offers a laid lawn frontage intersected by a sweeping driveway leading to the garage and main entrance.



## THE GRAND TOUR

Stepping inside, you are first greeted by an enclosed porch offering space to store coats and shoes, opening to the hallway, this expansive space offers generous integral storage with doors opening to all the accommodation. Immediately to the left, the open plan kitchen, dining and sitting room initially offers fitted carpeted flooring and a triple aspect ensuring the space is flooded with natural light. The kitchen is finished with tiled flooring underfoot for ease of maintenance, with a newly installed and well designed range of wall and base storage cupboards with space for a 'range style' cooker and integrated extractor above, the end of the room offers access out to the garden. To the left from the hallway, the brand new three piece family bathroom can be found, with a sink set within a vanity unit with storage below, tiled flooring and a bath with overhead shower and glazed shower screen. To the right from the hall, doors open to three bedrooms - all benefit from carpeted flooring and radiators with the two double bedrooms offering integral wardrobe space.

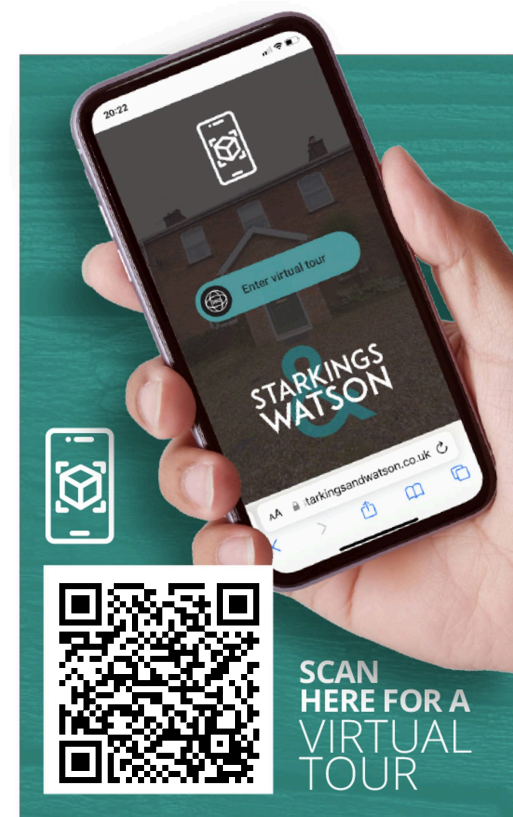
## FIND US

Postcode : NR9 4LB

What3Words : ///suffer.variances.pylon

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

Stepping outside, the rear garden initially offers a sunroom to enjoy the warmer months, the garden then wraps around the property and is predominantly laid to lawn and enclosed with timber fencing.





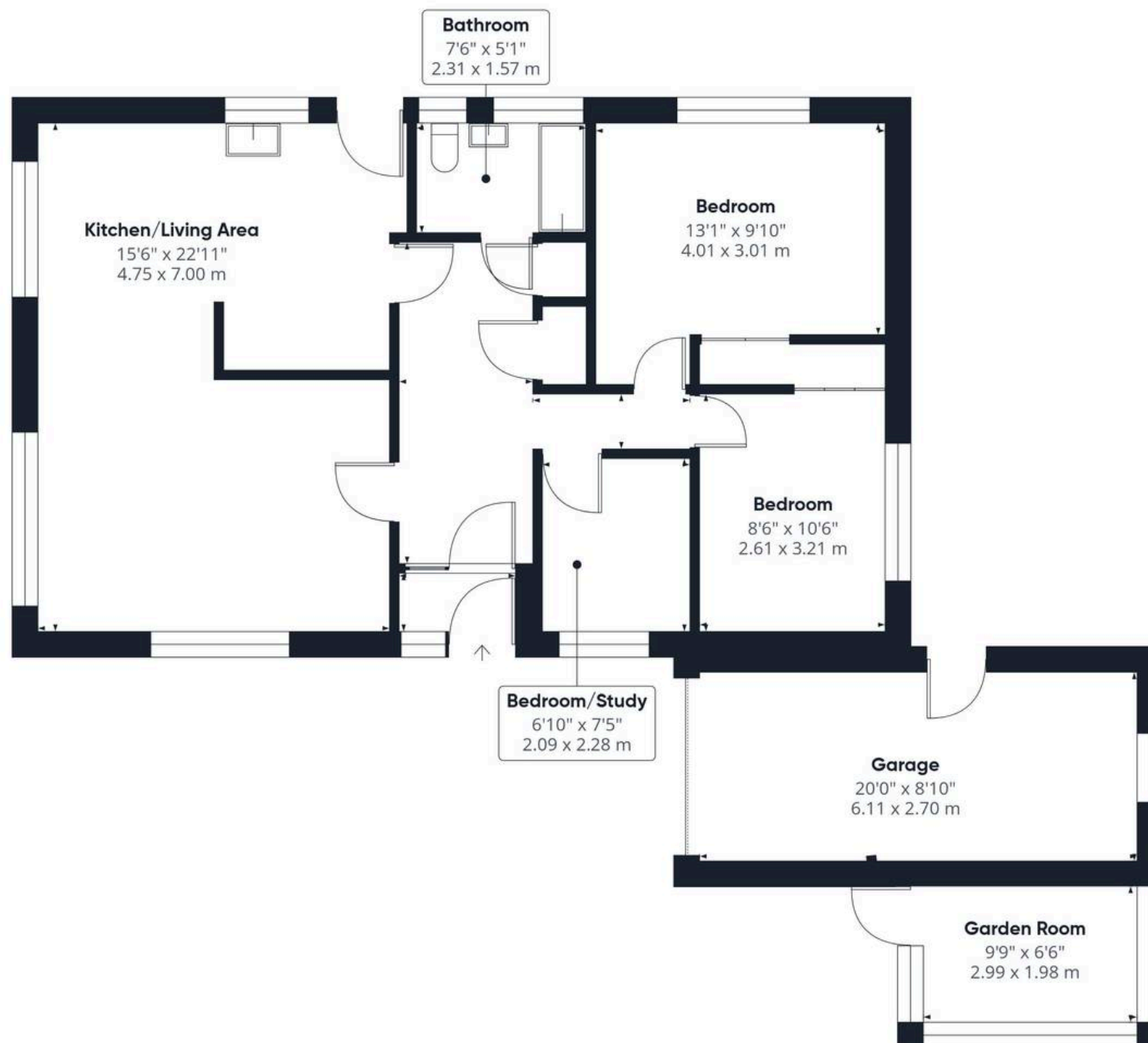
**Approximate total area<sup>(1)</sup>**

1097 ft<sup>2</sup>  
101.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







## Starkings & Watson Hybrid Estate Agents

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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 and 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.