

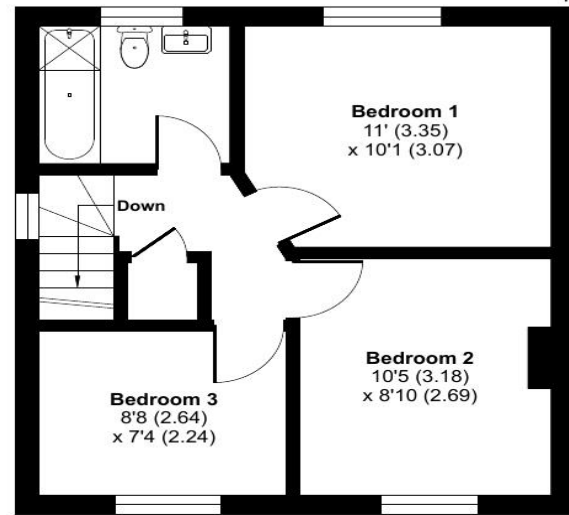
Admirals Walk, Hingham, Norwich, NR9

Approximate Area = 928 sq ft / 86.2 sq m

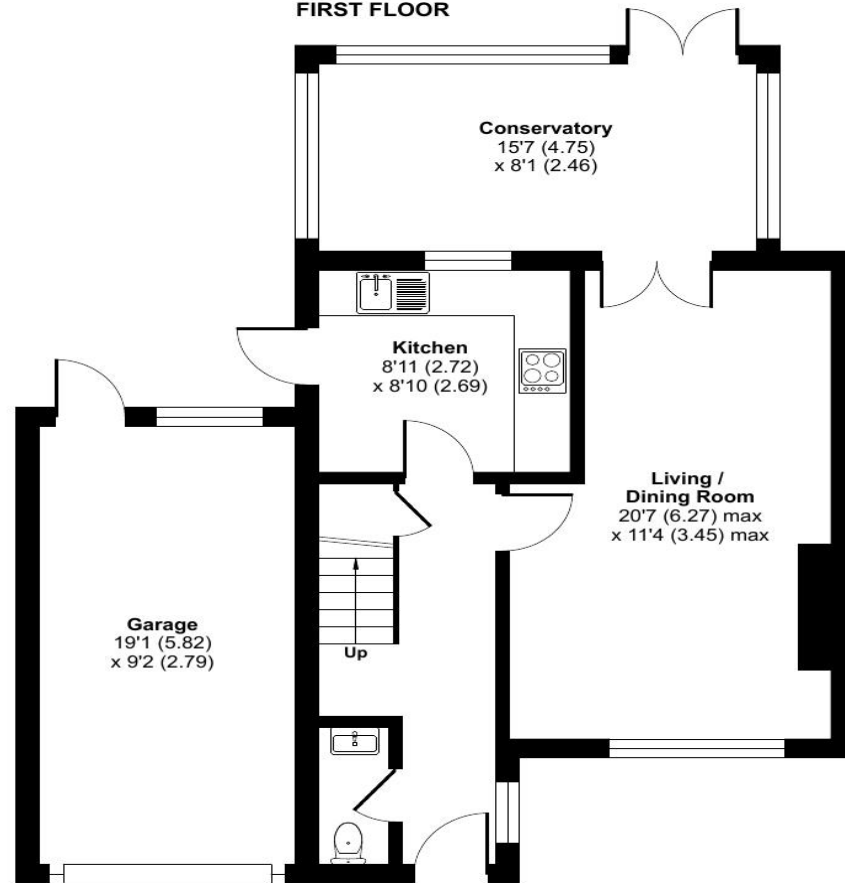
Garage = 176 sq ft / 16.3 sq m

Total = 1104 sq ft / 102.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1137044



Admirals Walk, Hingham, Norwich, NR9 4JL

Semi-detached three bedroom house situated in the popular, well serviced village of Hingham.

The property offers garage, conservatory, gardens, parking, oil fired central heating and UPVC double glazing.

Offers In Excess Of £250,000 Freehold





Bedroom Two
10'5" (3.18m) x 8'10" (2.69m)
 UPVC double glazed window to front aspect, radiator.

Bedroom Three
8'8" (2.64m) x 7'4" (2.24m)
 UPVC double glazed window to front aspect, radiator.

Bathroom
 Bathroom suite comprising bath with shower over and shower curtain, wash basin, WC, radiator, obscure glass UPVC double glazed window to rear aspect.

Garage
19'1" (5.82m) x 9'2" (2.79m)
 Main up and over door to front aspect, entrance door and window to rear aspect, electric lights and power.

Outside Front
 Garden laid to lawn, path to front door, parking to front of garage, outside lights.

Rear Garden
 Enclosed low maintenance rear garden laid to artificial grass, covered wooden decked seating area, outside tap, wooden fence to perimeter.

Agent's Notes
 EPC rating D66 (Full copy available on request)
 Council tax band B (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Semi-Detached House
- Three Bedrooms
- Sought After Village of Hingham
- Lounge/Dining Room
- Conservatory
- Garage Gardens and Parking
- UPVC Double Glazing
- Oil Fired Central Heating

Situated in the popular, well serviced village of Hingham, Longsons are delighted to bring to the market this three bedroom, semi-detached house. The property offers conservatory, garage, parking, gardens, oil fired central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge/dining room, conservatory, kitchen, cloakroom with WC, three bedrooms, bathroom, garage, gardens, parking, oil fired central heating and UPVC double glazing

HINGHAM
 Dereham: 9 miles, Watton: 7 miles, Attleborough: 7 miles, Norwich: 20 miles.
 Hingham is a well serviced town with a bus route. Hingham town has a co-op, corner shop with post office and various coffee shops. Hingham also has a dentist, doctors, primary school, hair & beauty shops and is also home to the White Hart pub, restaurant and B&B. With easy access into Attleborough and Norwich for the train lines taking you into London Kings Cross.

Entrance Hall
 UPVC double glazed entrance door to front aspect, stairs to first floor, understairs storage cupboard, UPVC double glazed window to side aspect, radiator.

Lounge/Dining Room
20'7" (6.27m) Max x 11'4" (3.45m) Max
 UPVC double glazed French doors opening to conservatory, UPVC double glazed window to front aspect, radiator.

Conservatory
15'7" (4.75m) x 8'1" (2.46m)
 UPVC double glazed conservatory, French doors opening to rear garden, radiator.

Kitchen
8'11" (2.72m) x 8'10" (2.69m)
 Fitted kitchen units to walls and floor complemented by a work surface over, composite one and a half bowl sink unit with mixer tap and drainer, space and plumbing for dishwasher, space for electric oven with extractor hood over, space for large American style fridge/freezer, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear aspect.

Cloakroom
 Hand wash basin, WC, extractor fan, radiator.
Stairs and Landing
 Built-in cupboard, UPVC double glazed window to side aspect.

Bedrom One
11'0" (3.35m) Max x 10'1" (3.07m) Max
 UPVC double glazed window to rear aspect, radiator.

