

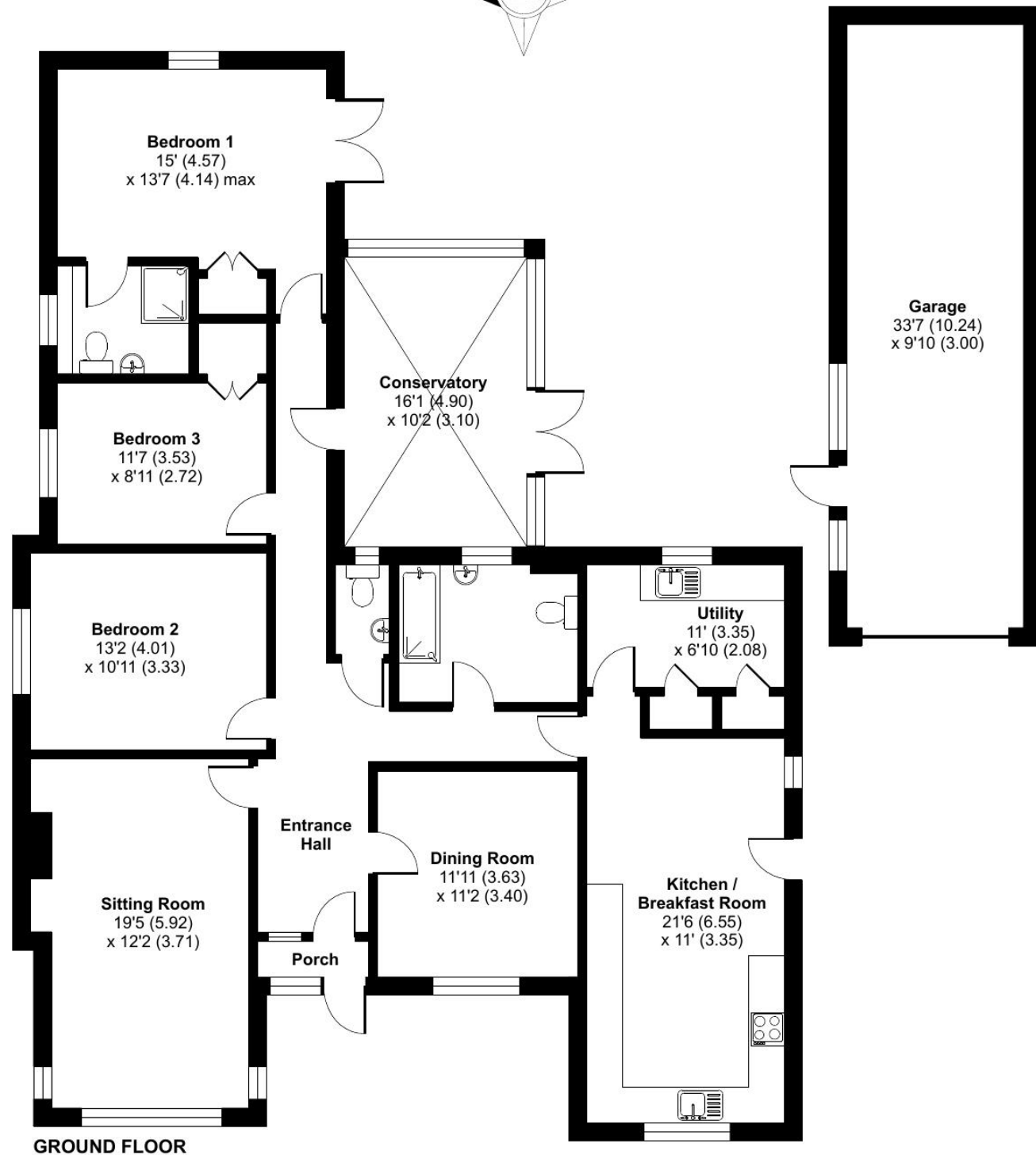
Lonsdale Crescent, Hingham, Norwich, NR9

Approximate Area = 1742 sq ft / 161.8 sq m

Garage = 331 sq ft / 30.7 sq m

Total = 2073 sq ft / 192.5 sq m

For identification only - Not to scale



Lonsdale Crescent, Hingham, Norwich, NR9 4ND

Spacious, very well presented, detached three bedroom bungalow situated in an exclusive development of five properties within the sought after Norfolk village of Hingham. This superb property offers two reception rooms, utility room, tandem style garage, en-suite shower room, parking and gardens.

Price £650,000 Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1154539

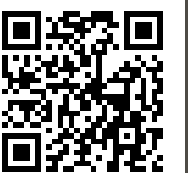


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Situated on an exclusive development of just five properties within the sought after Norfolk village of Hingham, Longsons are delighted to bring to the market this very well presented, spacious, detached, three bedroom bungalow. This fantastic property offers kitchen/breakfast room, utility room, two reception rooms, conservatory, en-suite shower room, tandem garage, ample parking, gardens and double glazing.

Viewing highly recommended.

Briefly, the property offers entrance porch, entrance hall, sitting room, dining room, kitchen/breakfast room, utility room, cloakroom with WC, three bedrooms, en-suite shower room to bedroom one, additional family bathroom, tandem style double garage, parking, gardens, oil fired central heating and 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 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 Porch

Small entrance porch with UPVC double glazed entrance door and window to front.

Entrance Hall

Entrance door to front, two radiators.

Sitting Room

19'5" (5.92m) x 12'2" (3.71m)

Feature brickwork fireplace with inset live flame LPG gas fire, double glazed windows to front and side, two radiators.

Dining Room

11'11" (3.63m) x 11'2" (3.4m)

Double glazed window to front, radiator.

Kitchen/Breakfast Room

21'6" (6.55m) x 11'0" (3.35m)

Modern 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, large Rangemaster range style electric oven and hob with extractor hood over, space and plumbing for dishwasher, space for tall upright fridge/freezer, tiled splashback, tiles to floor, UPVC double glazed entrance door opening to side, double glazed window to front, radiator.

Utility

11'0" (3.35m) x 6'10" (2.08m)

Fitted kitchen units to walls and floor complemented by a work surface over,

stainless steel sink unit, mixer tap and drainer, built-in storage cupboard, built-in cupboard housing hot water cylinder, floor mounted oil fired central heating boiler, radiator.

Cloakroom

Hand wash basin, WC, obscure glass double glazed window to rear, tiles to floor, radiator.

Conservatory

16'1" (4.9m) x 10'2" (3.1m)

Modern UPVC double glazed conservatory with pitched roof, sliding patio doors opening to rear garden, electric lights and power.





Agent's Notes

EPC rating D63 (Full copy available on request)
Council tax band F (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.

- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Sought After Village Location
- Family Bathroom and En-Suite Shower Room
- Tandem Garage, Gardens and Parking
- Double Glazing
- Oil Fired Central Heating

Bedroom One
15'0" (4.57m) x 13'7" (4.14m)

Built-in wardrobe, double glazed French doors opening to rear garden double glazed window to rear, door to en-suite shower room.

En-Suite Shower Room

Shower cubicle, wash basin, WC, tiles to floor, obscure glass double glazed window to side, radiator.

Bedroom Two
13'2" (4.01m) x 10'11" (3.33m)

Double glazed window to side, radiator.

Bedroom Three
11'7" (3.53m) x 8'11" (2.72m)

Built-in wardrobe, double glazed window to side, radiator.

Bathroom

Bathroom suite comprising a bath with mixer shower over, shower screen and curtain, washbasin, WC, tiled splashback, tiles to floor, obscure glass double glazed window to rear, radiator.

Garage
33'7" (10.24m) x 9'10" (3m)

Double tandem style garage, motorised remote control up and over door to front, entrance door opening to rear garden, two windows to side, electric light and power.

Outside Front

A well maintained front garden laid to lawn, driveway to garage providing ample off road parking, generous selection of shrubs, plants and ornamental trees to beds and borders, outside lights, gated access to rear garden.

Rear Garden

Enclosed, well maintained rear garden laid to lawn, paved patio seating area, generous selection of shrubs, plants and ornamental trees to beds and borders, outside light, outside tap, wooden fence and hedge to perimeter, gated access to front.

