

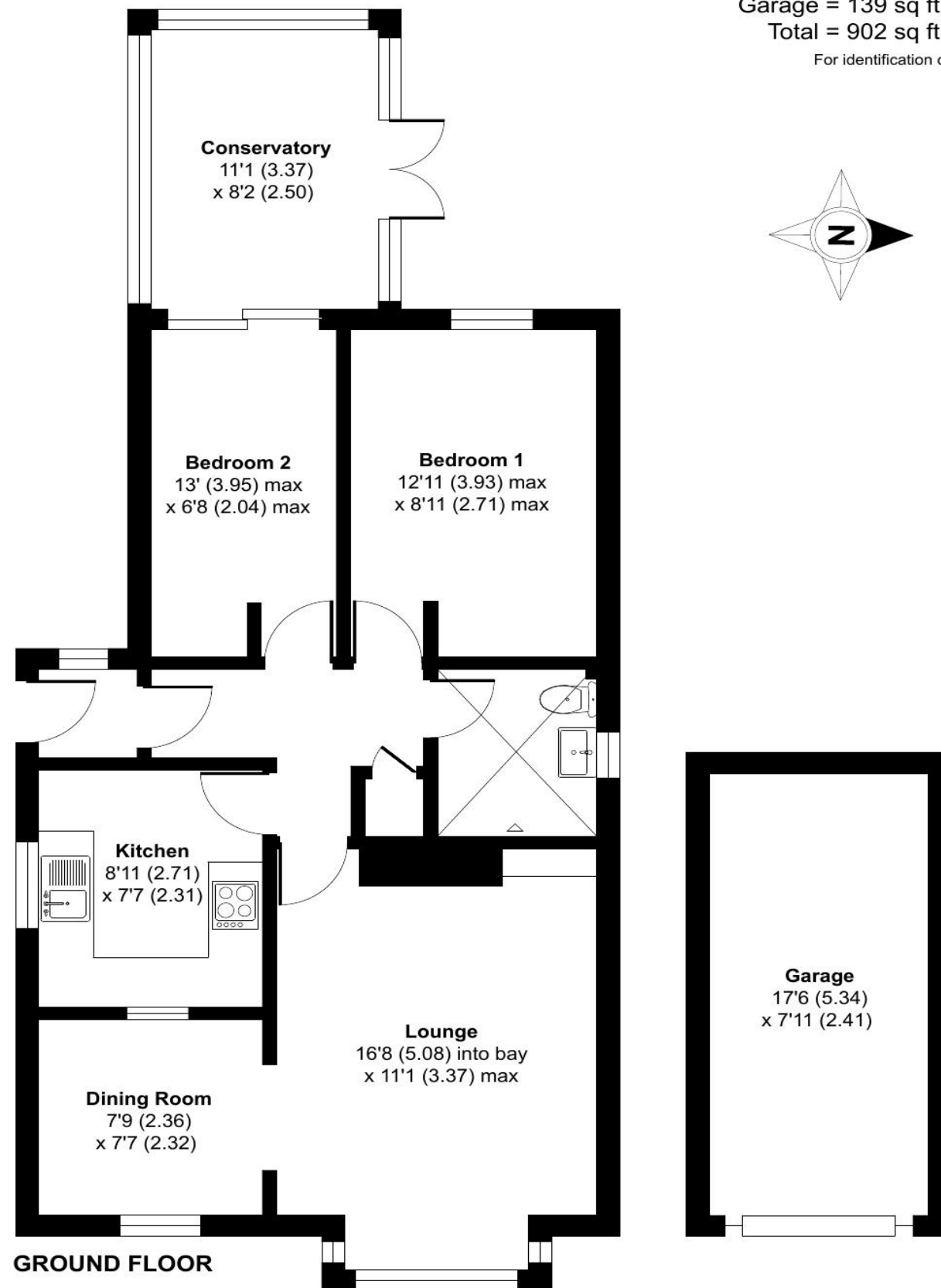
Rectory Gardens, Hingham, Norwich, NR9

Approximate Area = 763 sq ft / 70.8 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 902 sq ft / 83.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Longsons. REF: 1254972



10 Rectory Gardens, Hingham, Norwich, NR9 4RG

Available Chain Free!

Two bedroom detached bungalow situated in the popular town of Hingham with countryside view to the rear. The property offers two reception rooms, conservatory, wet room, garage, gardens UPVC double glazing and oil central heating.

Price £240,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
<https://www.longsons.co.uk>



Conservatory
11'1" (3.38m) x 8'2" (2.49m)

UPVC and brick conservatory with French doors leading to rear garden, ceramic tiles to floor, electric power sockets, radiator providing all year use.

Wet Room

Shower with hand held attachment, shower rail and curtain, partially tiled walls, WC, hand wash basin, UPVC obscure glass double glazed window to side.

Garage
17'6" (5.33m) x 7'11" (2.41m)

Main up and over main door to front.

Outside Front

Laid to shingle with pathway to entrance door and shared driveway to semi-detached garage providing off-road parking, gated access to rear garden.

Rear Garden

Rear garden laid to lawn with paved patio area, wooden garden shed, plants and trees to borders, wooden

fence to perimeter each side and hedge to rear, allowing for vast countryside views.

Agent's Notes

EPC rating D63 (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.

- Two Bedroom detached Bungalow
- Sought-After Town of Hingham
- Countryside Views
- Energy Efficiency Rating D57
- Two Reception Rooms
- Garage, Gardens and Parking
- UPVC Double Glazing and Oil Central Heating
- Offered Chain Free!

Available chain free!
Located in the sought-after market town of Hingham, Longsons are delighted to bring to the market this two bedroom bungalow. The property has loads of potential and includes beautiful countryside views to the rear, two reception rooms, conservatory, enclosed rear garden, driveway providing off-road parking, garage. UPVC double glazing and oil central heating.

Viewing highly recommended.

Briefly the property offers entrance porch, entrance hall, lounge, dining room, kitchen, two bedrooms, conservatory, wet room, garage, off-road parking, gardens, UPVC double glazing and oil central heating.

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 Porch

UPVC double glazed entrance door to side, UPVC double glazed window to rear, door leading to entrance hall.

Entrance Hall

Storage cupboard, radiator.

Lounge
16'8" (5.08m) Into Bay x 11'1" (3.38m) Max

Feature brick fireplace and shelved alcove, UPVC double glazed bay window to front, radiator, archway leading to dining room.

Dining Room
7'9" (2.36m) x 7'7" (2.31m)

UPVC double glazed window to front, radiator, serving hatch through to kitchen.

Kitchen
8'11" (2.72m) x 7'7" (2.31m)

Fitted cabinets to walls and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, space for washing machine, tiled splashback, space for tall upright fridge/freezer, space for electric cooker, UPVC double glazed window to side, serving hatch to dining room.

Bedroom One
12'11" (3.94m) x 8'11" (2.72m)

UPVC double glazed window to rear, radiator.

Bedroom Two
13'0" (3.96m) x 8'0" (2.44m)

UPVC double glazed window to rear, radiator, UPVC double glazed patio door leading to conservatory.

