



Oak Lane, Hingham Norwich NR9 4JY

welcome to

Oak Lane, Hingham Norwich

*** View Today ** this lovely four-bedroom detached home is a fantastic opportunity, offering a light and spacious feel throughout and set in a very peaceful and popular market town yet only 14 miles from the city of Norwich ** Don't miss out - call today! ***



Porch

Double glazed front door and double-glazed window to side and an alarm system. Hall has door to kitchen, cloakroom and dining room and carpeted stairs to first floor.

Cloakroom

With double glazed window to front, WC and wash hand basin.

Dining Room

15' 2" x 9' 1" (4.62m x 2.77m)

Dual aspect double glazed windows to front and side, radiator, arch way to sitting room and door to kitchen.

Sitting Room

19' 3" x 11' 1" (5.87m x 3.38m)

Arch way from dining room leads to triple aspect windows to rear and side, radiator, fitted carpets & and sliding door to conservatory. Functioning open fireplace.

Kitchen

15' 5" max x 15' 3" max (4.70m max x 4.65m max)

Fitted kitchen comprising of a selection of matching base level and wall mounted storage units, integrated pyrolytic oven, induction hob and extractor, double glazed window above sink & double-glazed door to rear garden, understairs storage.

Conservatory

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

Sliding doors to rear garden and door to sitting room.

Landing

Stairs from hallway, airing cupboard, loft access via a drop down ladder, partially boarded with lighting and TV aerial.

Master Bedroom

15' 3" x 9' 3" (4.65m x 2.82m)

With fitted carpets, radiator, fitted wardrobes with heating bar, dual aspect double glazed windows to front and side & door to en-suite.

En-Suite

Frosted glass double glazed window to front, WC, wash basin & electric shower cubicle.

Bedroom 2

9' 4" x 11' 1" (2.84m x 3.38m)

With fitted carpet, radiator, and double-glazed window to side aspect.

Bedroom 3

8' 6" x 11' 1" (2.59m x 3.38m)

With fitted carpet, radiator, and double-glazed window to side aspect.

Bedroom 4

6' 5" x 9' 3" (1.96m x 2.82m)

With fitted carpet and double-glazed window to side aspect.

Bathroom

Frosted double glazed window to side aspect, panelled bath with mixer taps and tiled splashbacks, W.C., hand wash basin, heated towel rail.

Enclosed Rear Garden

The walled side and rear garden is mainly laid to lawn with a mix of shrubs, plants, fruit trees & access to the garage and side gate leading to the drive. Good sized shed is behind the garage.

Double Garage/ Driveway

With two separate up and over doors & off-road parking, benefits from lighting and power.

Front/ Side Garden

Mainly laid to lawn, with steps up to front door & hedges & trees. The side garden is also mainly laid to lawn running adjacent to the quiet public foot path.

Location

Hingham is a popular market town located just 13 miles from Norwich, the town has a range of local amenities including a family ran butchers, The White Hart Hotel, cafe's, library, four rated good schools within a 3-mile radius, sporting facilities and excellent bus links into Norwich City Centre.



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welcome to

Oak Lane, Hingham Norwich

- Detached
- Four bedrooms
- Master with Ensuite
- Two reception rooms
- Two Bathrooms

Tenure: Freehold EPC Rating: E

offers in excess of

£450,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
ATB109185 - 0009

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