



Norwich Road, Hingham, Norwich, NR9 4LS

welcome to

Norwich Road, Hingham, Norwich

VIEW TODAY A great opportunity to acquire this versatile 3/4 bedroom semi-detached house, offering character features and located within a non-estate position within Hingham. Set on a 0.2 acre plot (STMS) and offering 2/3 reception rooms, ample off road parking, workshop & so much more!



Description

We are delighted to present to the market this sizeable 1920's semi-detached house, offering versatile living accommodation and located in a non-estate position within the charming village of Hingham. The property sits on a generous 0.2 acre plot (STMS) and offers the potential to enhance and extend further (STPP).

In brief, the internal ground floor accommodation comprises; entrance hall, formal dining room, 16' lounge with central log burner, fitted kitchen, reception room/bedroom four potential and the bathroom. This is complemented on the first floor by three further good sized bedrooms.

Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout. Externally, the property sits back from the road and offers ample off road parking for multiple vehicles, together with an enclosed, fantastic sized rear garden which offers space for outside activities, timber garage/workshop and holds further opportunity to enhance further.

Internal and external viewing of this home is essential to fully appreciate the accommodation and location offered for sale!

The Accommodation

Entrance Hall

Double glazed entrance door opening to the front aspect, fitted carpet flooring, stairs rising to first floor landing, door opening to further hall space with built-in storage, double glazed window to front aspect and opening to bathroom. Further door opening to;

Dining Room

12' 5" x 11' (3.78m x 3.35m)

With fitted carpet flooring, feature fireplace, radiator, double glazed window to front aspect and door opening to;

Lounge

16' 5" x 11' 8" (5.00m x 3.56m)

With fitted carpet flooring, central log burner with tiled hearth, understairs storage cupboard, radiator, double glazed window to rear aspect, door opening to ground floor bedroom and further door opening to;

Kitchen

11' 9" x 8' (3.58m x 2.44m)

A range of wall and base units with complementary rolled edge work surfaces over, inset sink with mixer tap above, tiled splashbacks, space for electric cooker, space for free standing fridge freezer, plumbing available for washing machine and tumble dryer, tiled flooring, double glazed windows to side and rear aspects and double glazed door opening to the rear garden.

Reception Room / Bedroom Four

17' 2" x 9' (5.23m x 2.74m)

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

This room offers versatile use, currently used as a gym but offers potential for a further reception room or bedroom.

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, tiled walls, tiled flooring, radiator and double glazed obscure glass windows to front and side aspects.

First Floor Landing

With fitted carpet flooring, double glazed window to side aspect and doors opening to all bedrooms.

Bedroom One

13' x 11' (3.96m x 3.35m)

With fitted carpet flooring, built-in storage cupboard, feature fireplace, radiator and double glazed window to front aspect.

Bedroom Two

12' x 8' (3.66m x 2.44m)

With fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Three

8' 3" x 8' (2.51m x 2.44m)

With fitted carpet flooring, radiator and double glazed window to rear aspect.

External

To the front of the property, there is a large shingle driveway which provides ample off road parking for multiple vehicles.

The enclosed, exceptionally spacious rear garden is laid predominately to lawn, together with a small shingle area and a variety of mature trees and shrub beds. The property boasts ideal space for outside activities, further offering a timber garage/workshop and a five-bar gate to the rear aspect.

Location

The popular market town of Hingham is located approximately 11 miles from Dereham and approximately 17 miles from the City of Norwich. Boasting a village green, Post Office, pharmacy, hairdressing salon, newsagents, tea room, public house and restaurant, garage and a village hall with playing field.

directions to this property:

Upon entering the town of Hingham from the Dereham/Garvestone direction, proceed along Dereham Road and at the cross roads, turn left. Continue along onto Norwich Road and the property can be found on the left hand side, identified by our William H Brown 'For Sale' board.



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welcome to

Norwich Road, Hingham, Norwich

- GUIDE PRICE £280,000 - £290,000
- Extended 3/4 Bedroom Semi-Detached House
- Offers Versatile Living Accommodation
- 2/3 Reception Rooms
- Offers Potential To Enhance And Extend (STPP)
- Ample Off Road Parking
- Generous 0.2 Acre Plot (STMS)
- Non-Estate, Popular Village Location

Tenure: Freehold EPC Rating: F

guide price

£280,000 - £290,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM115755 - 0003

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