



**Hopsack Road, Hingham Norwich NR9 4FB**

**welcome to**

**Hopsack Road, Hingham Norwich**

**\*\*THE HOPS DEVELOPMENT\*\*** This stunning 'A' rated 3 bedroom detached family-sized house offers modern living accommodation throughout. Located within the attractive village of Hingham and boasting integrated appliances, extended utility room, attractive garden, double garage & much more!!



## The Accommodation

The property sits proudly on Hopsack Road and faces onto a green area. There is a pathway amidst cultured gardens on the verges leading to a composite door into;

### Entrance Hall

With tiled flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, doors opening to the lounge, kitchen/dining room and further door opening to;

### Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, tiled flooring, radiator and triple glazed window to rear aspect.

### Lounge

18' 3" x 10' 4" ( 5.56m x 3.15m )  
Triple aspect room with radiators, smooth ceiling, full-height triple glazed window to front aspect, high-level triple glazed window to side aspect and French doors with side panel opening onto the rear garden.

### Kitchen/Dining Room

18' 1" x 10' 4" ( 5.51m x 3.15m )  
Dual aspect room with a range of wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, built-in eye-level Bosch oven and microwave, inset electric hob with concealed extractor, integrated dishwasher, integrated fridge freezer, tiled flooring, inset ceiling spotlights, radiator, triple glazed window to front aspect and rear aspects, French doors opening onto the rear garden and further door opening to;

### Utility Room

12' 2" x 9' 6" ( 3.71m x 2.90m )  
Of modular construction with a range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splashbacks, space and plumbing available for washing machine and tumble

dryer, space for free standing fridge freezer, wood effect flooring, inset ceiling spotlights, full-height triple glazed window to rear aspect and external door opening to the rear garden.

### First Floor Landing

With fitted carpet flooring, airing cupboard, loft access, triple glazed window to rear aspect and doors opening to all bedrooms and family bathroom.

### Master Bedroom

13' 2" x 10' 5" ( 4.01m x 3.17m )  
With fitted carpet flooring, built-in wardrobe, radiator, triple glazed window to rear aspect and door opening to;

### En Suite

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in corner shower cubicle, part tiled walls, wood effect flooring, heated towel rail and triple glazed obscure glass window to front aspect.

### Bedroom Two

10' 8" x 9' 6" + recess ( 3.25m x 2.90m + recess )  
With fitted carpet flooring, radiator, smooth ceiling and triple glazed window to front aspect.

### Bedroom Three

10' 4" x 7' 1" ( 3.15m x 2.16m )  
With fitted carpet flooring, radiator, smooth ceiling and triple glazed window to rear aspect.

### Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, part tiled walls, wood effect flooring, heated towel rail and triple glazed obscure glass window to front aspect.

## Rear Garden

The rear garden has been beautifully landscaped by the current owners, and has a patio to the rear of the house, and a raised patio at the end of the garden. There is a small lawned area, a range of raised beds and borders with a variety of carefully selected flowers and shrubs. The garden is fully enclosed and has a storage area with a shed to one side and a further dead end area ideal for storage. There is an outside tap, and power points. There is a personal door into the;

## Double Garage

19' 8" x 19' 4" ( 5.99m x 5.89m )  
With up and over door, power and lighting.

The garage is situated to the rear and side of the property, with parking besides and there is a gate which leads to the rear door into the house. The home further benefits from a EV charger.

## Agents Note

The property is fitted with a 5kw storage battery system. It's located externally to the side of the house in a weatherproof cabinet and connected to an additional set of solar panels as both items were added by the current owners in 2022 to supplement the panels fitted originally by the builder, in order to increase the energy efficiency of the home and the EV charger.

## 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.



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welcome to

## Hopsack Road, Hingham Norwich

- GUIDE PRICE £375,000 - £400,000
- 'A' Rated 3 Bedroom Detached House - Total Approx Floor Area: 104m2 / 1126ft2
- Modern Fully Fitted Kitchen/Dining Room With Integrated Appliances
- Extended Utility Room
- Master Bedroom With En Suite Facilities

Tenure: Freehold EPC Rating: A

guide price

**£375,000**



### 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 then take the right hand turn into Hopsack Road. The property can be found on the left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM116659 - 0005

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