



Admirals Walk, Hingham, Norwich, NR9 4JL

welcome to

Admirals Walk, Hingham, Norwich

Step inside this modern & versatile semi-detached house, occupying a prominent position within a well-established development in Hingham. The home boasts 3 bedrooms along with an adaptable ground floor bedroom/study, conservatory, enclosed south-facing garden & off-road parking!



Description

We are delighted to welcome to the market this 3/4 bedroom semi-detached house, presented in excellent decorative order throughout, and located within the historic village of Hingham with local amenities close by.

In brief, the internal ground floor accommodation comprises; entrance hall with stairs rising to the first floor landing, welcoming lounge, fitted kitchen with space for a range of appliances, conservatory overlooking the rear garden, and a versatile ground floor bedroom/study space. This is complemented on the first floor by three bedrooms, with two of the rooms offering built-in wardrobes, and the family bathroom suite.

Outside, the home occupies a great position and is approached by a shingle driveway providing off-road parking, together with a privately-enclosed, south-facing rear garden which is a true suntrap, offering the perfect outdoor space to relax and unwind throughout the day. Coupled with the accommodation, the property further benefits from oil heating, double glazed windows and newly installed phone controlled radiators throughout the home.

With adaptable living space in a great location, viewings are essential!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect vinyl flooring, stairs rising to first floor landing, radiator, double glazed window to front aspect and door opening to;

Lounge

11' 9" x 16' 6" (3.58m x 5.03m)
Fitted carpet flooring, TV point, radiator, double glazed window to rear aspect and door opening to;

Kitchen/Diner

8' 11" x 15' (2.72m x 4.57m)
A range of wall and floor mounted units with complementary rolled edge work surfaces over, stainless steel sink with mixer tap, tiled splashbacks, space for electric cooker, extractor hood over, space for fridge freezer, space for washing machine, tiled flooring, radiator, double glazed window to front aspect, door opening to the study/bedroom four and double glazed patio doors with side panels opening to;

Conservatory

10' 10" x 11' 6" (3.30m x 3.51m)
Brick and UPVC build with tiled flooring, double glazed windows surrounding and double glazed patio doors opening to the rear garden.

Study/Bedroom Four

14' 11" x 7' 7" (4.55m x 2.31m)
Dual aspect room with fitted carpet flooring, inset ceiling spotlights, loft access, radiator and double glazed windows to front and rear aspects.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft access, double glazed window to front aspect and doors opening to all bedrooms and bathroom.

Bedroom One

8' 6" x 13' 5" (2.59m x 4.09m)
Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Two

8' 6" x 9' 7" (2.59m x 2.92m)
Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Three

6' 2" x 10' 5" (1.88m x 3.17m)
Fitted carpet flooring, radiator and double glazed window to front aspect.

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 double glazed obscure glass window to front aspect.

Outside

The property occupies a corner plot position, and is approached by a shingle driveway which provides off-road parking space. The frontage is further enhanced by plant beds with a range of shrubberies, which offer a touch of greenery. A paved pathway leads to the main entrance and timber fencing highlights the front boundary.

The privately-enclosed, south-facing rear garden is laid predominately to well-tended lawn with a charming patio area, perfect for outside entertaining and relaxing. Further benefiting from raised flower beds, mature shrubberies, convenient timber storage shed and gated access to the front 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, pharmacy, hairdressing salon, newsagents, tea room, public house and restaurant, garage and a village hall with playing field.

directions to this property:

Upon entering Hingham from the Dereham/Garvestone direction, proceed along Dereham Road and take the left hand turn into Baxter Road and then take the left hand turn onto Hardingham Street. Take the first right hand turn into Admirals Walk where the property can be found, identified by our William H Brown "For Sale" board.



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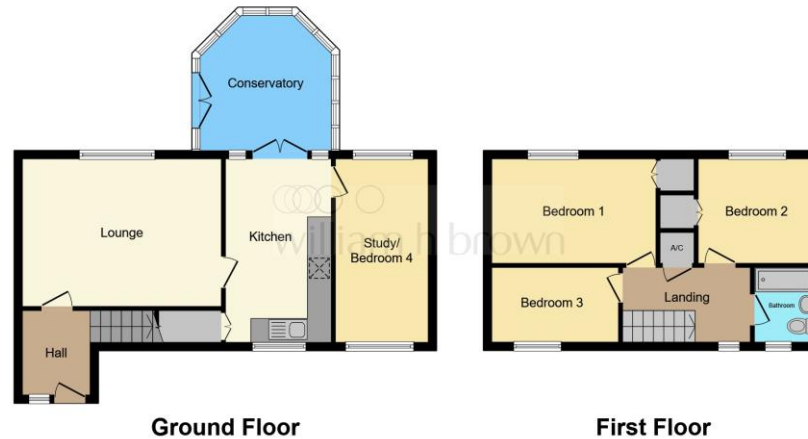
Admirals Walk, Hingham, Norwich

- Versatile 3/4 Bedroom Semi-Detached House
- Beautifully Presented Throughout
- Welcoming Lounge And Conservatory
- Fitted Kitchen And Bathroom
- Enclosed, South-Facing Rear Garden
- Shingle Off-Road Parking
- Well-Regarded Village Development

Tenure: Freehold EPC Rating: D

guide price

£300,000 - £325,000



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:
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