



**Hardingham Road, Hingham, Norwich, NR9 4LX**



**welcome to**

**Hardingham Road, Hingham, Norwich**

Chain free! A well-presented, three bedroom detached chalet-style bungalow, located in a quiet cul-de sac within the popular market town of Hingham. The property offers front & rear gardens with ample off-road parking, alongside versatile & spacious internal accommodation. Must be seen!



### **Entrance Hall**

With door to front aspect, radiator, laid to carpet and doors leading to the living room, dining room, study, bathroom and bedrooms 1&2.

### **Living Room**

14' 10" x 10' 2" + bay window ( 4.52m x 3.10m + bay window )

With window to front aspect, telephone & television point, electric fireplace with brick mantle surround and radiator.

### **Dining Room**

11' 7" x 10' 2" ( 3.53m x 3.10m )

With window to front aspect, radiator and is laid to carpet.

### **Kitchen**

13' 4" x 11' 11" ( 4.06m x 3.63m )

A range of wall and base units with work surfaces above, electric oven and hob, plumbing for washing machine and dishwasher, vinyl flooring, window to rear aspect and door to side aspect.

### **Study**

11' 3" max x 10' 1" ( 3.43m max x 3.07m )

With window to side aspect, radiator and stairs leading to the first floor.

### **Bedroom Two**

12' 8" x 8' 5" + recess ( 3.86m x 2.57m + recess )

With windows to the front aspect, radiator and laid to carpet.

### **Bedroom Three**

11' 7" x 6' 9" ( 3.53m x 2.06m )

With radiator, window to rear aspect and laid to carpet.

### **Bathroom**

Comprising a WC, wash hand basin, bath with mixer taps , partly tiled walls, radiator and window to rear aspect.

### **First Floor Landing**

Leading to Bedroom 1 & shower room.

### **Bedroom One**

16' 5" x 10' 11" ( 5.00m x 3.33m )

With built in wardrobes, radiator, window to rear aspect and laid to carpet. Access to large loft space.

### **Shower Room**

Three piece suite comprising mid-level WC, wash hand basin and shower cubicle with extractor fan, shaving point and window to rear aspect.

### **Outside**

The property is accessed via double wooden gates leading to the front garden which is predominantly laid to lawn with a range of plants and shrubs and a large driveway. The rear garden is fully enclosed and mainly laid to lawn, alongside a timber shed.

### **Agent's Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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welcome to

## Hardingham Road, Hingham, Norwich

- No Chain
- 3 Bedroom Detached Chalet Bungalow
- Fantastic Countryside Views
- 3 Reception Rooms
- Bathroom & Separate Shower Room

Tenure: Freehold EPC Rating: Awaited

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WYM108294 - 0004

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