



Bears Lane, Hingham, Norwich NR9 4LL

welcome to

Bears Lane, Hingham Norwich

This well maintained and generously proportioned chalet bungalow offers four spacious bedrooms and boasts both a large front and rear garden. The property is designed for low maintenance and features a private driveway, ensuring convenient off road parking.



Description

*** Guide price £475,000 - £500,000 ***

Set in a desirable and peaceful residential location, this beautifully presented detached chalet bungalow offers an abundance of space and flexibility, ideal for families or those seeking a comfortable and adaptable home environment.

Upon entering the property, you are welcomed into a bright and airy lounge, that leads into a large kitchen area with centre island. Through the lounge you are welcomed into a bright hallway where your find bedroom one and bedroom four. Also located on the ground floor is a contemporary family shower room, tastefully appointed with quality fixtures and fittings, completing the practical layout of the lower level.

Upstairs, the first floor is home to two further generous double bedrooms, each offering a light and peaceful retreat with ample space for furnishings. These rooms share access to a convenient WC and benefit from loft access, providing additional storage.

All rooms apart from the kitchen and bathroom are complete with hard wire networking, this is including the shed in the garden.

Entrance Porch

9' 11" x 4' 11" (3.02m x 1.50m)

Provisionally ready for EV charging point, complete with cabling ready for main unit to be supplied.

Hall

French doors leading to the side garden, with additional storage

Lounge/Diner

13' 7" x 14' 2" (4.14m x 4.32m)

Wood burner feature, hard flooring with space for a dining table

Kitchen

12' 11" x 16' (3.94m x 4.88m)

Integrated appliances, island with built in hob, farm style kitchen, velux windows to the front and rear. Complete with hard flooring features barn style doors. Plenty of storage space.

Bedroom One

11' 9" x 13' 2" (3.58m x 4.01m)

Double bedroom with hard flooring, two fitted cupboards with french doors to the rear and side facing window

Bedroom Two

13' 8" x 14' (4.17m x 4.27m)

L-Shaped room, front facing aspect window complete with carpet

Bedroom Three

9' 9" x 13' 2" (2.97m x 4.01m)

Rear aspect facing window, double bedroom

Bedroom Four

11' 11" x 10' 7" (3.63m x 3.23m)

French doors to the rear garden, double bedroom complete with hard flooring

Bathroom

6' x 7' 10" (1.83m x 2.39m)

Shower room with rear facing window

Front Garden

Ample space for parking

Rear Garden

Wrap around plot, plenty of green space with outbuilding containing water tank.



view this property online williamhbrown.co.uk/Property/WYM108871



welcome to

Bears Lane, Hingham Norwich

- Guide Price £475,000 - £500,000
- 0.24 Acre Plot
- Driveway
- Solar Panels
- Wood Burner Feature

Tenure: Freehold EPC Rating: D Council Tax Band: D



£475,000

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

view this property online williamhbrown.co.uk/Property/WYM108871



Property Ref:
WYM108871 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01953 602578



Wymondham@williamhbrown.co.uk



27 Market Street, WYMONDHAM, Norfolk,
NR18 0AJ



williamhbrown.co.uk