





## 4 Admirals Walk

Guide Price £240,000 - £250,000

Nestled in the popular market town of Hingham is this three-bedroom semi-detached house which is ideal for a first-time buyer or someone looking for the next step on the property ladder.

As you enter there is a separate entrance hall, cloakroom/WC and fitted kitchen with door to garden.

Further on, there is a generous living/dining room, of which is well complemented with a conservatory.

Upstairs, are the three bedrooms, that consist of two double sized rooms and one single that are serviced by a family bathroom.

Outside, to the front, is a driveway that provides off-street parking for two vehicles that leads to garage, plus a further garden area with footpath that could be utilised for additional parking.

To the rear, is an undercover patio area that leads to a private garden with laid astroturf.

### Services

Oil central heating. Mains water, drainage, and electricity are connected.

This property is being marketed by our Dereham office and the property reference is AD0350.





## Situation

Hingham is a pretty South Norfolk market town situated within a short drive from Dereham, Watton, Wymondham and Attleborough. Hingham offers a wide range of useful amenities including popular hotel and restaurant, bakery, butchers, pharmacy, and Co-op supermarket. There are also two café/bistro's, a highly regarded doctors surgery and village primary school.

## Directions

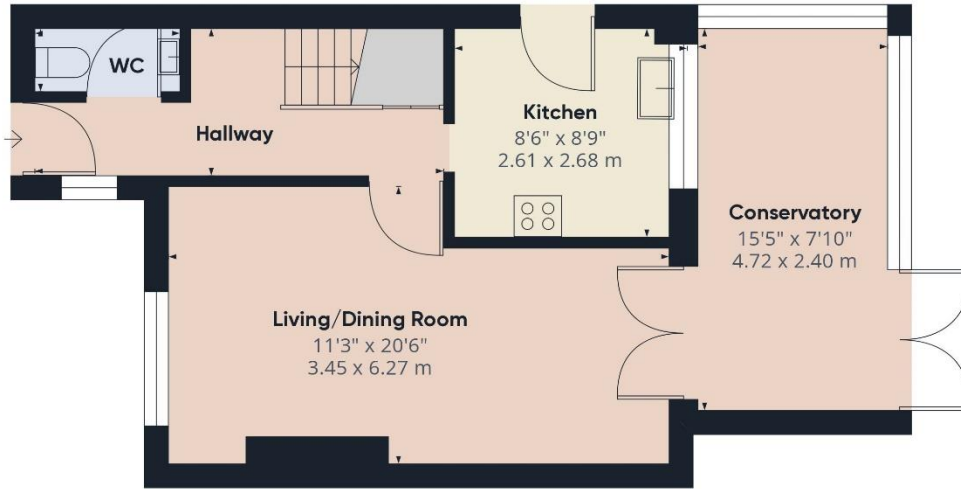
To find the property, leave Dereham in the direction of Yaxham. Once in Yaxham, take the right hand turning just before the Yaxham village hall. Follow Dereham road through Whinburgh and Garvestone. After passing Garvestone and Thuxton village hall take the first right hand turning onto Hingham road and follow the road in the direction of Hingham. Upon entering Hingham, turn left on Baxter Road, round onto Bond Street, followed by the left turning onto Hardingham Street. Proceed past the Primary School and Surgery, and take the right hand turning onto Admirals Walk where the property will be found on the right hand side.

## For further information and to arrange your viewing, please contact our friendly and professional staff.

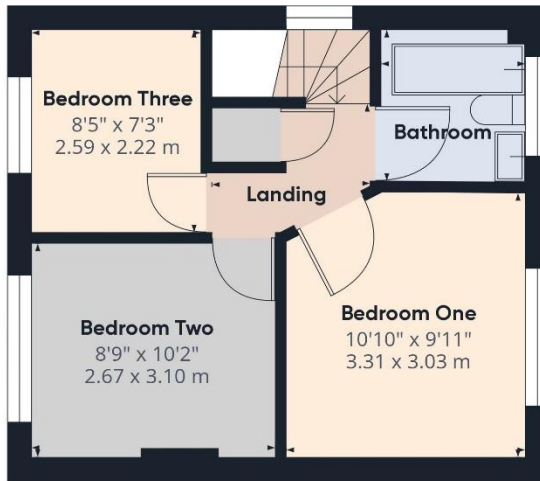
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.







Ground Floor Building 1



Floor 1 Building 1

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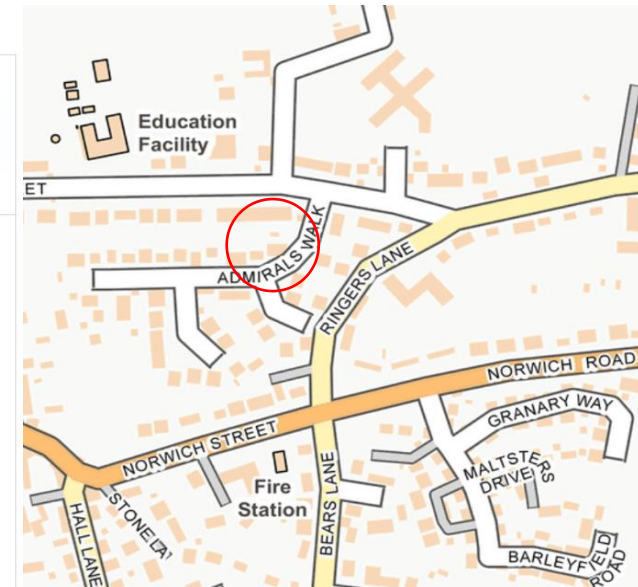
Approximate total area<sup>m</sup>  
825.06 ft<sup>2</sup>  
76.65 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Dereham Office

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