



Introducing  
1 Norwich Street  
Hingham

**SOWERBYS**

Upon arrival, prospective tenants are immediately welcomed in the well-proportioned sitting room, which is without doubt the hub of the apartment, ideal for entertainment and reception throughout the day. Boasting versatile dimensions, the living accommodation allows for all desired sitting/dining contents and furnishings.

The bespoke modern fitted kitchen is home to an abundance of cupboard and worktop units, ready for prospective tenants to display their culinary skills. The fully equipped kitchen is offered with an integral electric oven, hob, fridge, freezer and a slimline dishwasher in addition to both a free-standing washing machine and tumble dryer offered as goodwill gestures.

Bathed in natural light, the principal bedroom within the apartment is a versatile double room allowing for all traditional contents and furnishings. The second bedroom is a smaller double which could alternatively be utilised as a dressing room or as an office/study for those working from home. Completing the internal accommodation, the modern bathroom comprises a walk-in shower, wash basin, WC, wall mounted cupboard and a heated towel rail.

Parking is available on the neighbouring green, operated on a first come first served basis. The apartment benefits from a wealth of local amenities within walking distance, making prospective tenants feel very much part of the village camaraderie.

#### **HINGHAM**

With grand Georgian architecture surrounding its market place and town green, Hingham is in the heart of rural Norfolk.

For this market town, it was in the 18th century when the socialites of high society built and took residence in Hingham that it became fashionably known as "little London".

The many and varied local shops have the special character of a small market town but are up-to-date in what they provide. Despite the influence and attractions of

neighbouring Norwich, an active and independent town life continues to thrive and grow. Amenities include a family butcher, The White Hart Hotel which is a community Boutique Hotel and Country Dining Pub, cafe's, library, primary school, excellent health centre, doctors surgery, dentist and frequent bus services providing access to the surrounding villages and towns of Wymondham, Attleborough, Watton, Dereham and Norwich. The town is located 17 miles from the cathedral city of Norwich, which has many restaurants, shops, supermarkets and services including an international airport.

Attleborough is a market town situated within the Breckland district, located between Norwich and Thetford. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabaloo's and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.

#### **AGENTS NOTES**

No pets.

Unfurnished.

Electric heating.

Available 4th August.

#### **COUNCIL TAX**

Band A.

#### **ENERGY EFFICIENCY RATING**

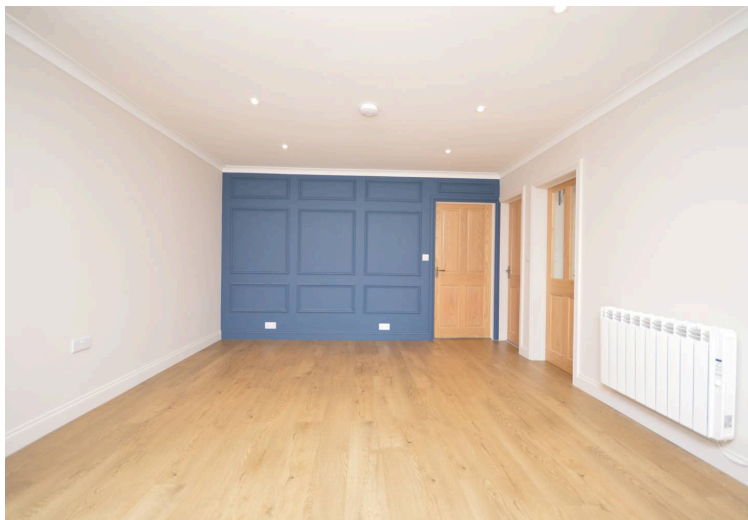
D. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

#### **LOCATION**

What3words: [///scoping.chew.juggle](https://www.what3words.com/#!/scoping.chew.juggle)





# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.  
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