

THE STORY OF

# 19 Dereham Road

*Hingham, Norfolk*

SOWERBYS

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# 19 Dereham Road

Hingham, Norfolk
NR9 4HH

Spacious Three Bedroom Detached Family Home

Conveniently Located for Local Amenities and School

Flexible Ground Floor Living Space

Open-Plan Kitchen/Dining/Family Room

Ample Off-Road Parking and Single Garage to Rear of Property

En-Suite Shower Room and Family Bathroom on First Floor

Dual Aspect Lounge with Views of Front and Rear Gardens

SOWERBYS WATTON OFFICE
01953 884522
watton@sowerbys.com















Situated within the popular market town of Hingham, this spacious three-bedroom detached home offers well-balanced and versatile accommodation, ideally suited to modern family life. Conveniently placed for the town's amenities and schooling, 19 Dereham Road also benefits from ample off-road parking and a single garage.

The ground floor is particularly appealing, with a generous open-plan kitchen/dining/family room providing a sociable heart to the home. There is plenty of space for cooking, dining and relaxing together, with the flexible layout lending itself equally well to everyday family life and entertaining. A separate sitting room offers a welcome alternative space, ideal for quieter evenings or spending time with guests. A utility room and ground floor cloakroom complete the accommodation.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with its own en suite shower room, together with a separate family bathroom. The remaining bedrooms offer flexibility for family, guests or perhaps a home office.

Outside, ample off-road parking provides plenty of space for vehicles, while the single garage to the rear offers additional secure parking or useful storage.

Hingham is a well-regarded Norfolk market town with a welcoming community and a good range of independent shops, cafés, everyday amenities and local services, alongside schooling and recreational facilities. Surrounded by attractive countryside yet within commuting distance of Norwich, the town offers an appealing balance of convenience and a more relaxed pace of life.

With its generous living space, sociable layout and convenient town setting, this is a home well suited to family life, with the flexibility to adapt as needs change.






















Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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# Hingham

## DISCOVER THIS 18TH CENTURY "LITTLE LONDON"

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, Hulabaloos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.











*Note from the Vendor*



"We've loved the community feel here, and the different walking routes, which are great for the dog and have lovely scenery."

### SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref:- 0814-3967-7209-0476-9200

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///slant.starter.afflicted

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SOWERBYS

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