



Wellingtonia Terrace | Hingham | NR9 4HX  
Guide Price £325,000

twgaze

# Wellingtonia Terrace | Hingham | NR9 4HX Guide Price £325,000

Guide Price £325,000 - £350,000. A three-bedroom contemporary home offering the perfect blend of modern style and character, tucked away in a quiet position within the ever-popular village of Hingham. This beautifully presented property delivers country charm at its finest, combining peaceful village living with thoughtfully designed interiors.

- Guide Price £325,000 - £350,000
- Three bedroom
- Extended semi detached House
- Private Garden
- Open plan Kitchen/diner
- Ground floor shower room and first floor bathroom
- Off road parking The Location
- Popular Village location

Hingham is a small South Norfolk market town enjoying a wide range of independent shops and local businesses, all within walking distance. The White Hart is prominently placed and is well regarded pub/restaurant and hotel. The town offers a primary school, public library, sports hall and playing field with tennis courts, dental surgery and large medical centre. Norwich is just 15 miles to the east and the ever popular market town of Wymondham is only 7 miles away. Hingham is also close to the A11 providing a quick access to Newmarket Cambridge, Norwich and London. Railway stations at Wymondham and Attleborough provide regular services to Norwich, Cambridge, and London. Regular half hourly bus services run to Norwich, via either the UEA (University of East Anglia) and the hospital.

## The Property

This beautifully presented three-bedroom semi-detached home has been thoughtfully remodeled throughout, offering an excellent blend of modern style and traditional character. The property opens with a welcoming entrance hall leading to a charming lounge complete with wood paneling and a wood-burning





stove, creating a warm and inviting atmosphere. A contemporary luxury shower room adds further convenience on the ground floor. To the rear of the property, the impressive open-plan kitchen and dining area provides a superb space for family living and entertaining. The kitchen features a stylish central island with a porcelain butler sink, while the dining area benefits from a window light box and patio doors opening directly onto the rear garden. A separate utility room and a versatile garage currently used as a playroom/gym provide additional practicality and flexibility for a growing household. The first floor offers three generously sized bedrooms, including a main bedroom enhanced by an attractive cast-iron fireplace. A beautifully appointed family bathroom completes the accommodation, fitted with a classic roll-top bath that adds a touch of luxury. Externally, the property enjoys an enclosed rear garden, perfect for relaxing or outdoor dining.

#### The Outside

The front of the home boasts a private driveway providing off-road parking, while to the rear, you'll find a beautifully enclosed garden. The garden is a true highlight, featuring a well-maintained lawn, a decked area, and a convenient timber storage shed. Perfect for those seeking both comfort and privacy, this property offers a wonderful space for modern family living.

Freehold

#### Services

Mains electric, LPG, mains water and drainage

#### How to get there

[what3words///shun.collide.releasing](https://www.what3words.com/shun.collide.releasing)

#### Viewing

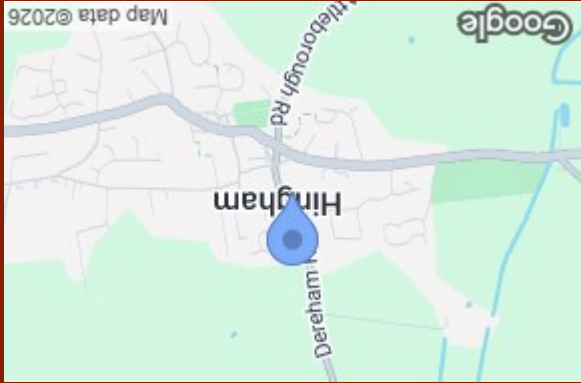
Strictly by appointment

Council Tax : B

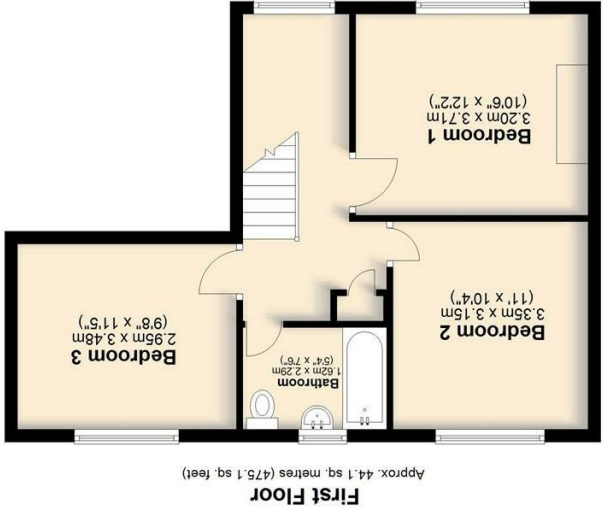
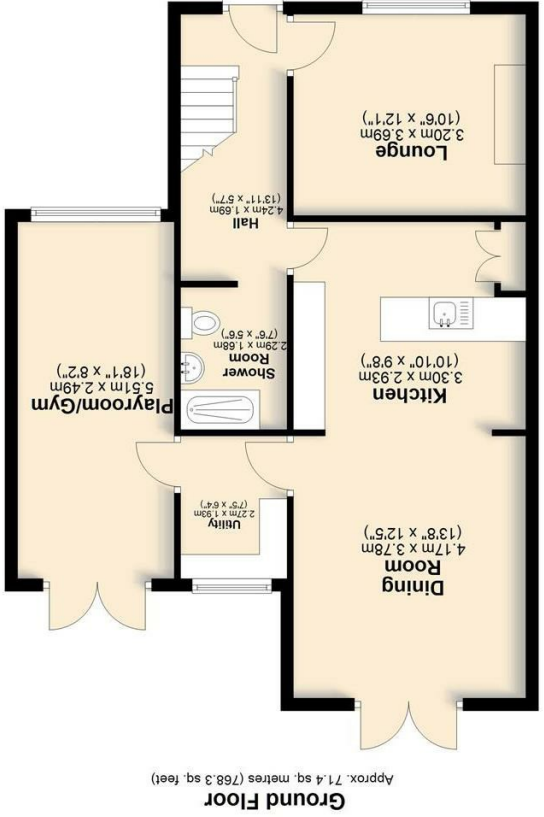
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref 2/20039/LK



Energy Efficiency Rating	
Current	Potential
31	62
Very energy efficient - lower running costs A (81-91) B (69-80) C (55-68) D (39-54) E (29-38) F (13-28) G (1-12)	
Not energy efficient - higher running costs EU Directive 2002/91/EC England & Wales	



Total area: approx. 115.5 sq. metres (1243.4 sq. feet)

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