



Hopsack Road, Hingham - NR9 4FB

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Hopsack Road

Hingham, Norwich

NO CHAIN. Presented in FANTASTIC DECORATIVE ORDER, this MODERN FLAT offers a superb opportunity for first time buyers or investors seeking a turn-key property with this home previously serving as a successful long-term let. Step inside to discover a SPACIOUS 29' OPEN PLAN MAIN LIVING SPACE that seamlessly combines the SITTING ROOM, DINING AREA, and CONTEMPORARY KITCHEN, creating a wonderful sense of flow and versatility for relaxing or entertaining. The KITCHEN is thoughtfully designed with AMPLE STORAGE and INTEGRATED APPLIANCES, ensuring both style and practicality for everyday living. The DOUBLE BEDROOM provides a peaceful retreat, easily accommodating a full suite of furnishings, while the modern bathroom is finished to a high standard. With every room carefully maintained, this flat truly shines as a move-in ready home. Additional benefits include TWO ALLOCATED OFF ROAD PARKING SPACES, gas central heating, and double glazing throughout with a PRIVATE and FULLY ENCLOSED rear garden to the rear also on offer, ideal for enjoying the warmer months.



- No Chain
- Modern Flat Offered In Fantastic Decorative Order
- Private & Fully Enclosed Rear Garden
- 29' Open Plan Main Living Space Comprising the Sitting Room, Dining Room & Kitchen
- Contemporary Kitchen With Ample Storage & Integrated Appliances
- One Double Bedroom
- Ideal First Time Buy or Investment Property Previously Being A Successful Long Term Let
- Two Allocated Off Road Parking Spaces

Hingham is a small, yet bustling Georgian market town located some six miles west of Wymondham and twelve miles south of Norwich. This attractive town has an array of period properties, two greens and numerous local amenities including 'The White Hart' public house and hotel, butchers, bakery and pharmacy. There are also other small independent businesses, Co-Op Supermarket and cash machine, an excellent doctors surgery, primary school, and of course the St. Andrews Church which stands proudly next to the property.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: A



SETTING THE SCENE

The property is found at the very end of this modern development where a low maintenance frontage comprises shingle bedding with private drive to the right hand side leading to an open courtyard where two allocated off road parking spaces can be found heading up the path towards the front door. The space continues to the right hand side of the property where a timber swinging gate leads into the private rear garden.

THE GRAND TOUR

Once inside, a lobby style entrance sits at the base of the stairs creating the perfect spot to slip off coats and shoes before heading into the remainder of the home. A central hallway gives access into all accommodation within the property complete with a well maintained and neutral finish while the space also benefits from a large built in storage cupboard. The main living area comes in the form of an impressive 29' open plan living space comprising each the sitting and dining rooms all set upon carpeted flooring with kitchen towards the front of the property where tile flooring takes over and a mixture of wall and base mounted cabinetry provide all possible storage needs. Integrated appliances within the kitchen include a tall fridge/freezer, oven and hob with extraction above plus dishwasher and plumbing remaining for further white goods and appliances such as a washing machine. Towards the rear of the home a potential choice of soft furnishings can be had courtesy of the large open design and layout of the room with double glazed windows overlooking the garden and parking to the rear.

From the hallway the well proportioned double bedroom can also be accessed offering more than enough room for a large double bed with a array of soft furnishings and storage solutions with a three piece family bath suite being located just next door with a predominantly tile surround, shower head and glass screen mounted over the bath, tall heated towel rail and frosted glass windows to the outside.

FIND US

Postcode : NR9 4FB

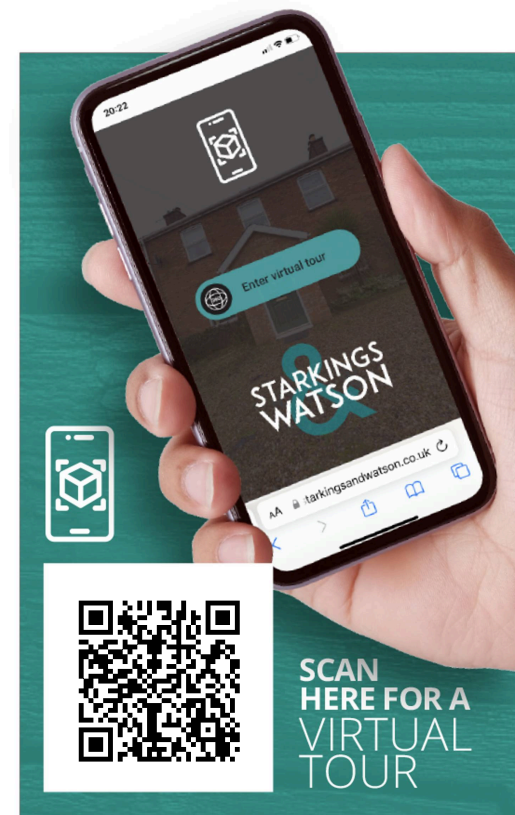
What3Words : ///magnets.trump.observe

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered as a leasehold with a remaining term of 116 year.



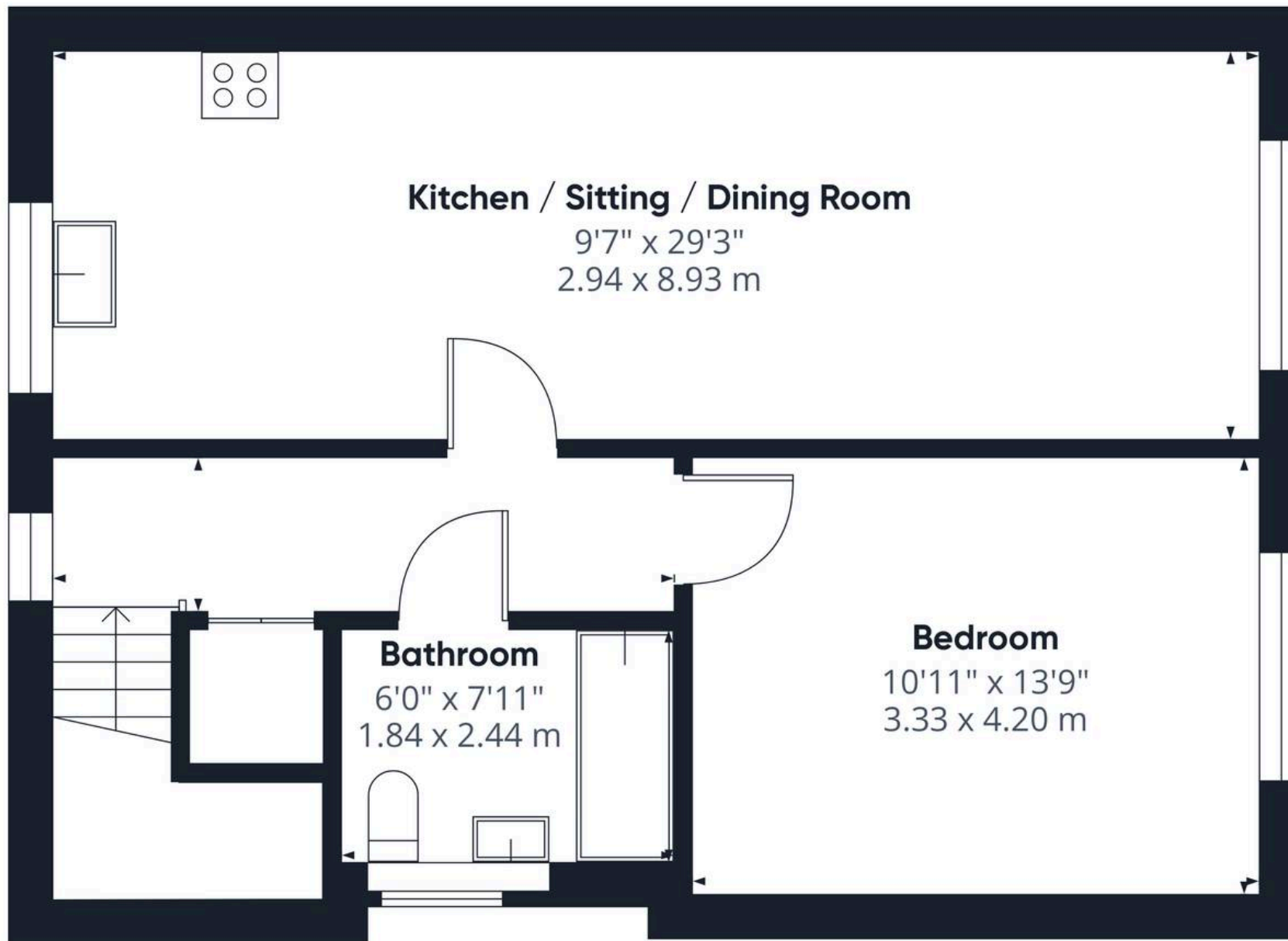




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides on the rear with a set of timber panel fencing with a secondary swinging gate at the very rear leading directly into the courtyard. Parking the garden is both a mixture of shingle seating space and lawn creating the ideal area to enjoy the warmer months with friends and family.





Floor 1



Approximate total area⁽¹⁾

549 ft²
50.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.