



THE STORY OF

Pear Tree House

Hingham, Norfolk

SOWERBYS



THE STORY OF

Pear Tree House

18 Dereham Road, Hingham, Norwich, Norfolk
NR9 4HH

Immaculately Presented Four Bedroom
Detached Family Home

Double Garage and Ample Off Road Parking

Two Versatile and Spacious Reception Rooms

Downstairs Wet Room, First Floor Bathroom and
En-Suite Bathroom to Principal Bedroom

Open Plan Kitchen-Diner
Overlooking Rear Garden

Close to Town Centre Amenities with
Doctors Surgery and Primary School

Easy Access to Norwich City Centre
and Surrounding Towns

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





An immaculately presented four-bedroom detached family home, occupying a generous position on Dereham Road in the popular market town of Hingham, Norfolk. Offering well-proportioned and flexible accommodation, the property combines practical family living with excellent entertaining space, a double garage and ample off-road parking.

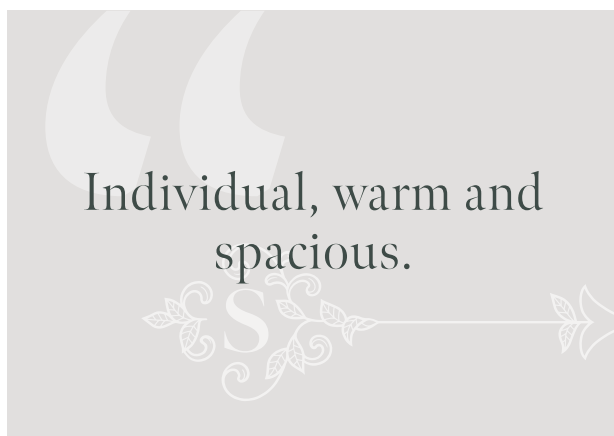
The ground floor features two spacious reception rooms, providing flexibility for family living, formal sitting, entertaining or working from home. A useful ground-floor wet room adds further practicality, while the open-plan kitchen-diner forms the heart of the home, offering a sociable space for everyday life and gatherings, with ample storage and preparation space and views towards the rear garden.

Upstairs, four bedrooms provide versatile accommodation for families and guests. The principal bedroom benefits from a private en suite bathroom and separate dressing room, while the remaining bedrooms are served by a family bathroom.

Outside, the rear garden offers space for outdoor dining, relaxation and family activities. The double garage and generous off-road parking further enhance the property's practicality.

Hingham offers a range of local amenities and everyday services, with a primary school and doctors' surgery nearby. The surrounding Norfolk countryside provides opportunities for walking and outdoor recreation, while Norwich and neighbouring towns are readily accessible for a wider range of facilities and commuting.

Combining generous living space, a versatile layout and excellent parking provision, this is a well-appointed family home in a popular Norfolk market town.





Garage



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.

Copyright V360 Ltd 2026 | www.houseviz.com

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



“Beautiful open countryside, wildlife and miles of walks right on the doorstep”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref - 0178-9918-6280-8081-8950

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: ///clogging.manly.towns

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

