



**Muir Drive, Hingham Norwich NR9 4PQ**

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**Muir Drive, Hingham Norwich**

Set on the largest plot in the development, this home boasts a generous garden ideal for families and summer entertaining. The spacious ground floor includes separate living and dining areas, plus a year-round conservatory with underfloor heating. A powered summer out-house currently hosts a hot tub



## Description

This beautifully presented three-bedroom family home offers spacious and versatile accommodation arranged over two floors, ideal for modern living.

On entering the property, you are welcomed by a bright and inviting hallway which leads to a convenient downstairs cloakroom. The kitchen is complete with plenty cupboard and worktop space. To the rear of the property, a light-filled conservatory overlooking the garden, with ample room for a dining table.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from its own private en-suite shower room, offering comfort and convenience. The remaining bedrooms are served by a modern family bathroom, thoughtfully laid out to accommodate the needs of a growing family.

Externally, the home enjoys a generous-sized rear garden, providing plenty of space for outdoor dining, play, or gardening. The front garden has a shingled driveway enough space for two cars and a single garage.

## Cloakroom

W.C and sink

## Lounge/Dining Room

14' 4" x 16' 6" ( 4.37m x 5.03m )

Open plan living area, complete with laminate floor and doors leading into the conservatory

## Kitchen

Hob and space for dishwasher. Stainless steel sink and drainer complete with extractor fan. Space for fridge freezer with a selection of base and wall mounted units

## Conservatory

Under floor heating with french doors

## Bedroom One

Double bedroom with fitted carpet with rear facing window complete with fitted wardrobes

## Ensuite

Shower, W.C and handwash basin, with side facing window

## Bedroom Two

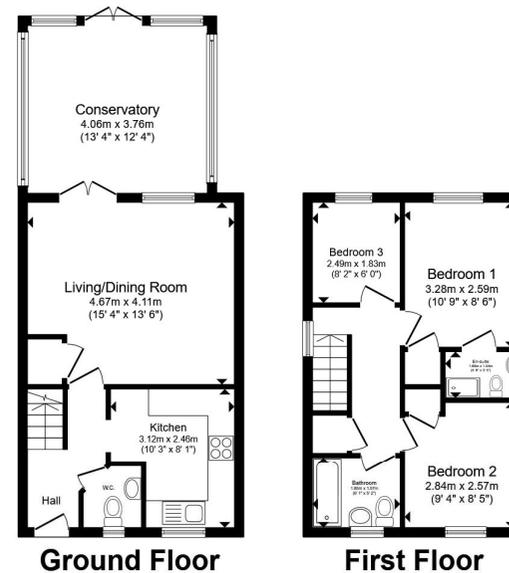
Fitted carpet with front facing window, complete with storage cupboard and access to the loft

## Bedroom Three

Single room with fitted carpet with rear facing window

## Agent Notes

Property has oil supplied heating as well as solar panels with batteries



Total floor area 84.7 m<sup>2</sup> (911 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## Muir Drive, Hingham Norwich

- Generous plot
- Single garage
- Enclosed rear garden
- Driveway EV charging point
- Open plan living/dining room
- South facing rear garden
- Vendor found.
- Two Bathrooms

Tenure: Freehold EPC Rating: C Council Tax Band: C

offers over

**£330,000**



Please note the marker reflects the postcode not the actual property

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william h brown



**01953 452990**



[Attleborough@williamhbrown.co.uk](mailto:Attleborough@williamhbrown.co.uk)



Exchange Street, ATTLEBOROUGH, Norfolk,  
NR17 2AB



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**