INTRODUCING

23 Dereham Road

Hingham, Norfolk

SOWERBYS

THE STORY OF

23 Dereham Road

Hingham, Norfolk
NR9 4HH

Extended Three-Bedroom Detached Bungalow

Versatile Single-Level Living

Well-Presented Throughout

Spacious and Flexible Accommodation

Desirable Market Town Location

No Onward Chain

Single Garage

Separate Workshop

Useful Storage and Hobby Space

Close to Hingham's Amenities

SOWERBYS WATTON OFFICE
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A beautifully extended three-bedroom detached bungalow, offering versatile single-level living in the sought-after market town of Hingham, with the added benefit of no onward chain.

Approached from Dereham Road, this well-presented detached bungalow has been thoughtfully extended to create a spacious and versatile home.

The accommodation is arranged predominantly on one level, making it particularly appealing for those seeking easy and adaptable living. With three bedrooms, there is ample space for family, guests or those looking to create a home office or hobby room.

Outside, the property benefits from a single garage and separate workshop, providing useful storage and practical space for those with hobbies or projects in mind.

Beyond the accommodation, the property offers the opportunity to enjoy the best of town life, with Hingham's historic character and range of everyday amenities close at hand.

The thoughtful extension gives the bungalow a greater sense of space and flexibility, while the combination of garage and workshop adds a practical dimension that is increasingly hard to find.

Whether you're looking to downsize without compromising on space, or simply seeking a detached home with plenty of versatility, this property offers an appealing opportunity.

With its generous accommodation, useful outbuildings and desirable Hingham setting, this extended detached bungalow presents a wonderful opportunity to make a home in this well-regarded Norfolk community. Offered with no onward chain, an early viewing is highly recommended.

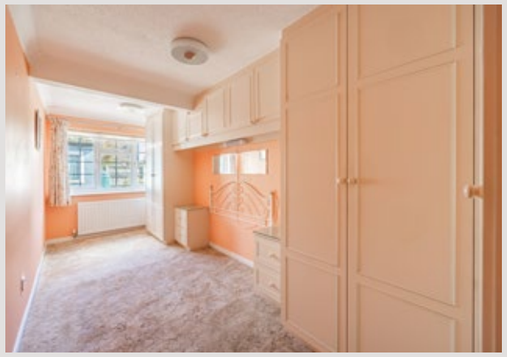








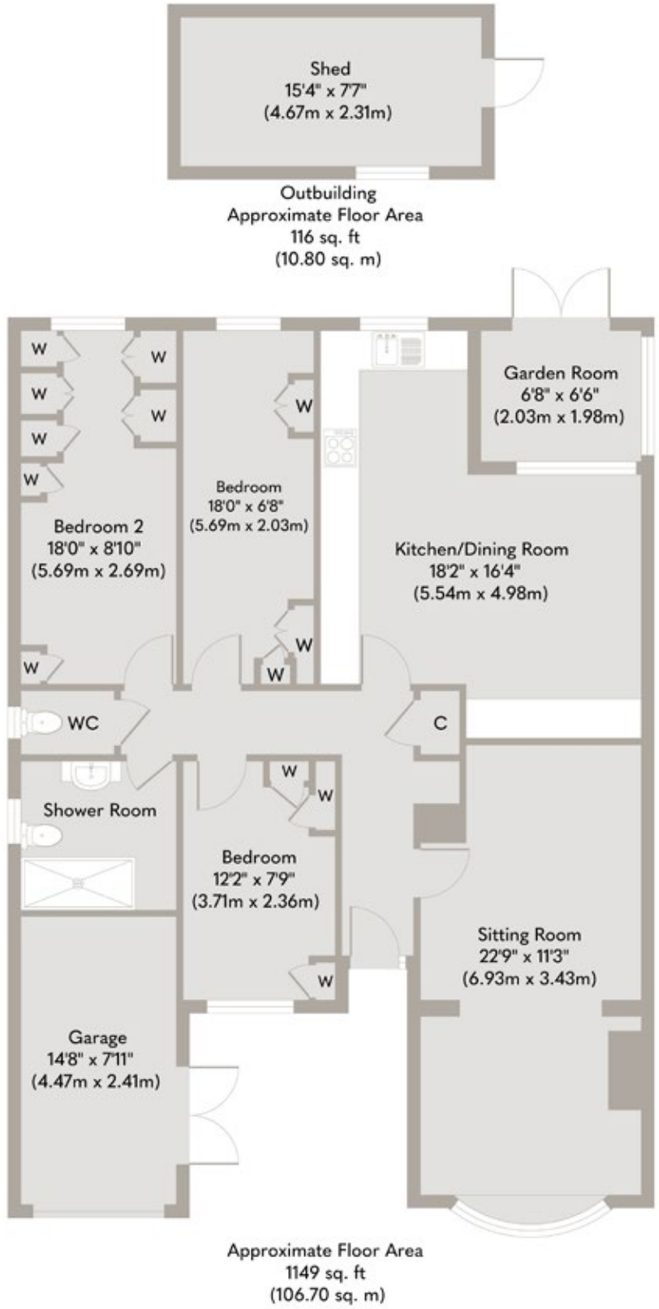












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 Sowerbys



"It's the combination of easy single-level living, plenty of space and the convenience of being so close to Hingham that makes this home special."

SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0222-3966-1200-4286-8200.

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: / //lemons.silent.pelt

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SOWERBYS

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