



Muir Drive, Hingham, Norwich NR9 4PQ

welcome to

Muir Drive, Hingham Norwich

William H Brown are proud to present this well presented three-bedroom home, featuring a spacious open plan living/dining room, sat on a generous plot with enclosed rear garden. Features a single garage and EV car charging point, driveway for additional parking.



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

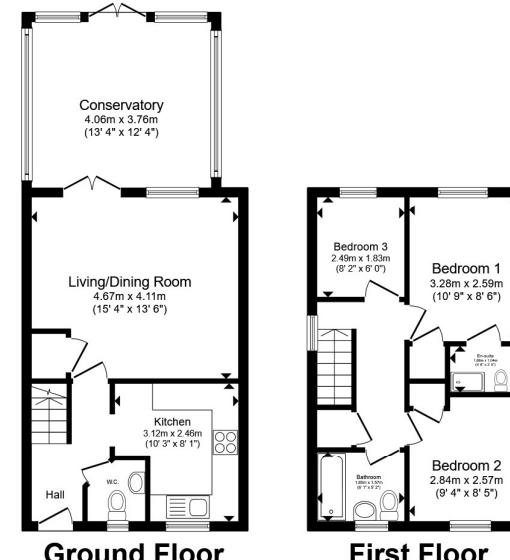
Fitted carpet with front facing window, complete with storage cupboard and access to the loft

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 m² (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



welcome to

Muir Drive, Hingham Norwich

- Generous plot
- Single garage
- Enclosed rear garden
- Driveway EV charging point
- Open plan living/dining room

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£335,000



view this property online williamhbrown.co.uk/Property/ATB110089

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
ATB110089 - 0003

william h brown



01953 452990



Attleborough@williamhbrown.co.uk



Exchange Street, ATTLEBOROUGH, Norfolk,
NR17 2AB



williamhbrown.co.uk