



THE STORY OF

# 31 Dereham Road

*Hingham, Norfolk*

SOWERBYS





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# 31 Dereham Road

Hingham, Norwich, Norfolk  
NR9 4HH

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Grade II Listed Detached Cottage

Modern Kitchen/Dining Room  
with Underfloor Heating

Spacious Living Room with Feature Fireplace

Easy Access to Local Amenities

Three Bedrooms

Two Bathrooms

Off Road Parking to Front and Rear

Tastefully Renovated and  
Refurbished Throughout

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Positioned along Dereham Road, just a short walk from the centre of Hingham, this Grade II listed detached cottage combines period character with modern comfort and is set within easy reach of local amenities and everyday conveniences. The property has been comprehensively renovated and refurbished, resulting in a home that respects its heritage while providing practical, contemporary living.

The sitting room offers a spacious and welcoming main living area, centred around a feature fireplace that reflects the building's historic origins. The layout has been arranged to support modern lifestyles while maintaining the proportions and integrity of the original structure.

The kitchen/dining room serves as a functional and sociable space, finished to a modern standard and enhanced by underfloor heating. It is well suited to daily family life as well as informal entertaining, combining comfort with efficiency.

There are three well-proportioned bedrooms and two bathrooms, providing balanced and flexible accommodation for a range of buyers, including families, downsizers or those requiring space for guests or home working. The renovation has created a cohesive, move-in ready home while retaining the character expected of a listed cottage.

Externally, the property benefits from off-road parking to both the front and rear, a valuable feature given its proximity to the town centre. Its location ensures straightforward access to local shops, schooling and services, offering convenience alongside the established community feel of Hingham.

31 Dereham Road presents an opportunity to acquire a character property that has been carefully updated, offering a considered blend of heritage, comfort and practicality.





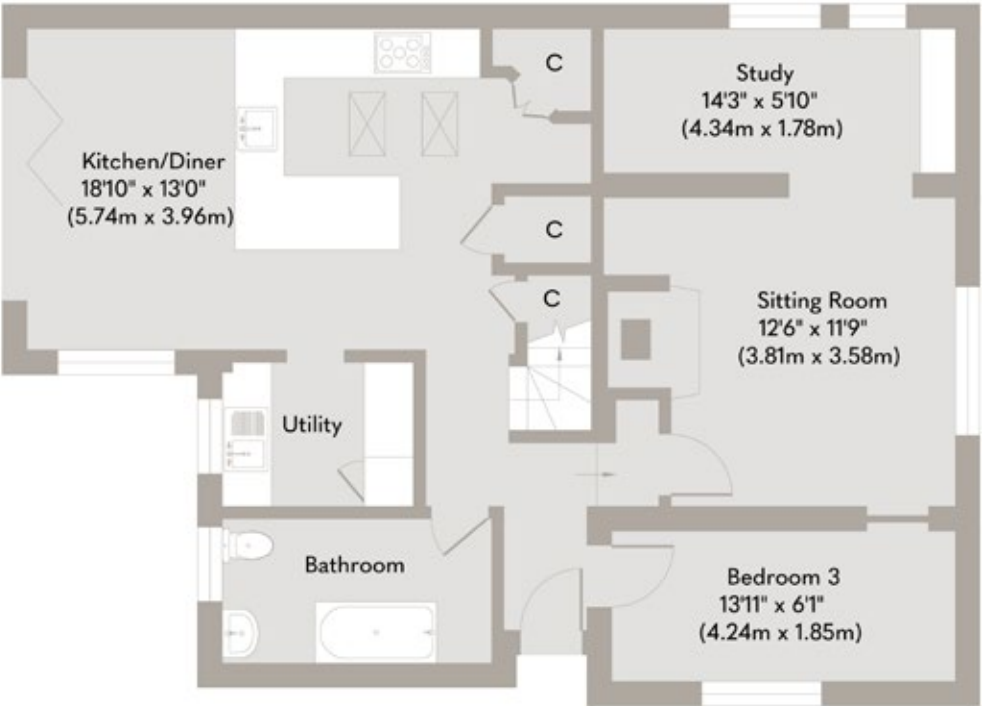
We completely restored the house from top to bottom and have been raising our family here since. Hingham is an ideal place to live.



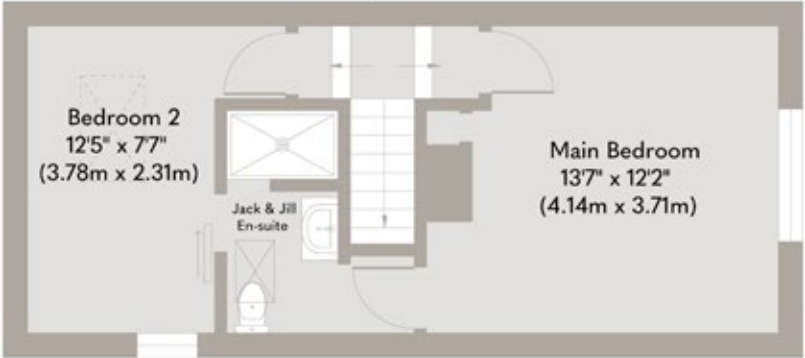
The property dates back to the 1840's and is thought to have once been part of the Hingham Hall estate, possibly a lodge house or folly. It was once called West View.







Ground Floor  
Approximate Floor Area  
869 sq. ft  
(80.73 sq. m)



First Floor  
Approximate Floor Area  
368 sq. ft  
(34.18 sq. m)

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 the Vendor



“With the wood burner going in the lounge, looking across to see the church through the window, is very special.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

## TENURE

Freehold.

## LOCATION

What3words: ///dwarf.hugs.spokes

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

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