

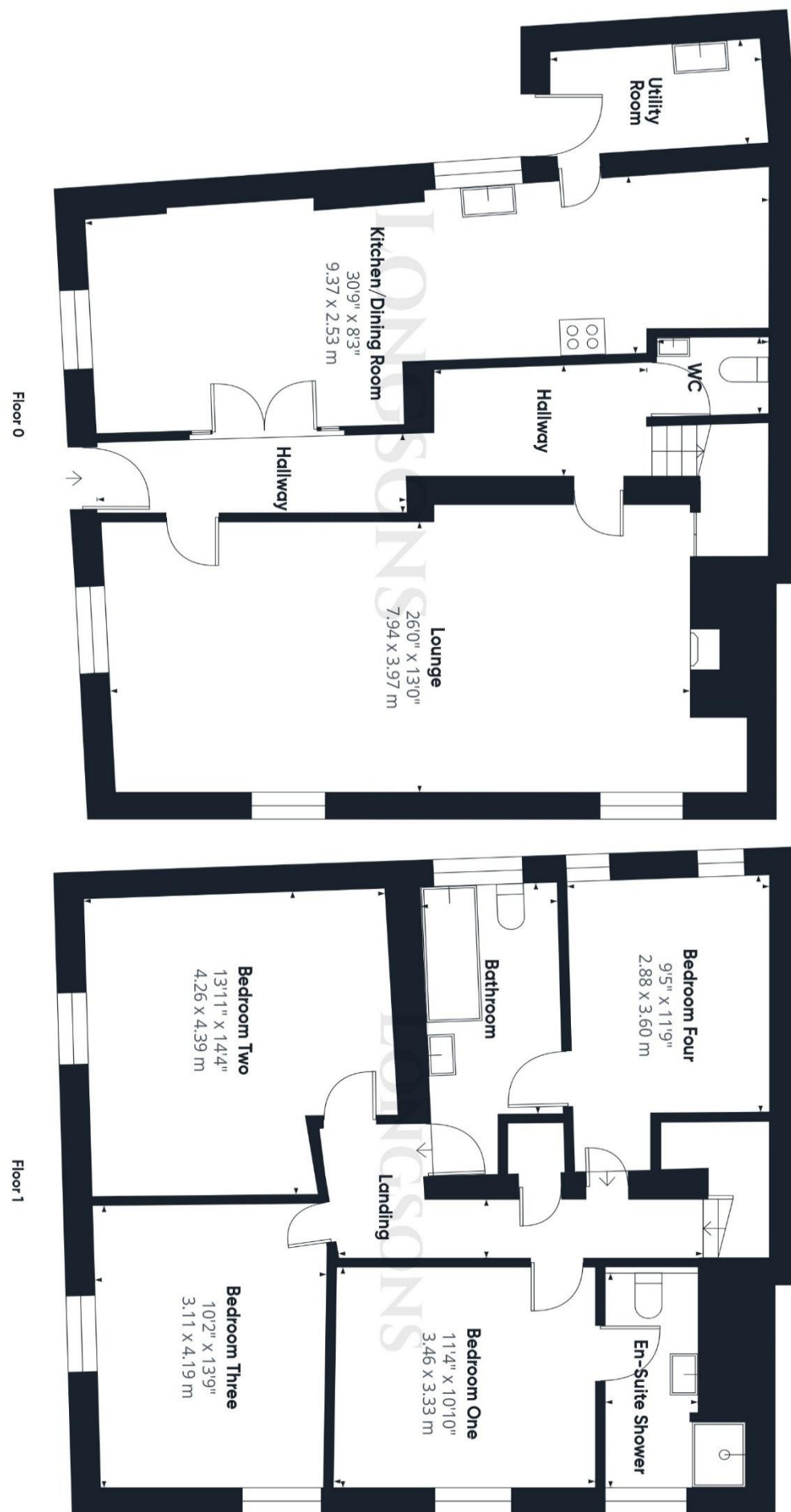


**The Fairlands, Hingham, Norwich, NR9 4HN**

Impressive, spacious, grade II listed four bedroom property situated right in the heart of the popular well serviced town of Hingham. This absolutely fabulous property has character and large rooms throughout with log burner, utility, cloakroom, en-suite, courtyard style gardens, garage, parking and much more!

Viewing Highly Recommended!

**Guide Price £400,000 - £425,000 Freehold**





Situated right in the heart of the popular well serviced town of Hingham, Longsons are delighted to bring to the market this hugely impressive, spacious grade II listed property. This fabulous period property has been thoughtfully updated retaining much of the original charm and character with large rooms throughout and boasts four double bedrooms, kitchen/dining room, utility room, lounge with log burning stove, cloakroom with WC, en-suite shower room, garage, off-road parking and courtyard gardens.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, utility room, cloakroom with WC, four bedrooms, en-suite shower room to bedroom one, dual access family bathroom, courtyard style gardens, garage, parking space, oil fired central heating.

**HINGHAM**  
 Dereham: 9 miles, Watton: 7 miles, Attleborough: 7 miles, Norwich: 20 miles.  
 Hingham is a well serviced town with regular bus routes. Hingham town has a Co-op, newsagents, bakery, butcher and various coffee shops. It also has a dentist, doctors, primary school, hair & beauty shops and is also home to the White Hart pub, restaurant and B&B. With easy access into Attleborough and Norwich for the train lines taking you into London Kings Cross.





**Entrance Hall**

Double glazed entrance door to front, tumbled limestone to floor, coat hanging area with bookshelf, radiator, stairs to first floor.

**Lounge**

**26'0" (7.92m) x 13'0" (3.96m)**

Ornate feature fireplace with inset log burning stove, fitted storage units with shelving and window seat, built-in storage cupboard, real wood flooring, sliding sash windows to front and side.

**Kitchen/Dining Room**

**30'9" (9.37m) x 8'3" (2.51m)**

Fitted units to walls and floor, oak work surface over, butler style sink unit with mixer tap, quartz work surface, bespoke breakfast/coffee station with bi-fold doors, large electric Range style cooker with extractor hood over, integrated fridge/freezer, integrated

dishwasher, built-in seating, tumbled limestone to floor, sliding sash window to front, window to side, radiator.

**Utility Room**

Fitted units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space and plumbing for washing machine, recently installed floor mounted oil fired central heating boiler, Velux roof window, double glazed entrance door opening to garden, radiator.

**Cloakroom**

Hand wash basin set within fitted cabinet, WC, towel radiator, extractor fan.

**Stairs and Landing**

Built-in storage cupboard, built-in cupboard housing hot water cylinder, radiator.

**Bedroom One**

**14'4" (4.37m) x 10'10" (3.3m)**

Sliding sash window to front, radiator, door to en-suite shower room.

**En-Suite Shower Room**

Large shower cubicle, hand wash basin set within fitted cabinet, WC, extractor fan, sliding sash window to front.

**Bedroom Two**

**14'4" (4.37m) x 13'11" (4.24m)**

Sliding sash window to side, loft access, radiator.





Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Grade II Listed Character Property
- Four Double Bedrooms
- Sought After Town Location
- Energy Efficiency Rating D56
- Lounge with Log Burning Stove
- Cloakroom, Family Bathroom and En-Suite
- Courtyard Style Gardens, Parking Space and Garage
- Viewing Highly Recommended!

**Bedroom Three**  
**13'9" (4.19m) x 10'2" (3.1m)**  
 Sliding sash window to front and side, radiator.

**Bedroom Four**  
**11'9" (3.58m) x 9'5" (2.87m)**  
 Two windows to rear, radiator, door to main bathroom.

**Family Bathroom**  
 Dual access bathroom with bath, hand wash basin set within fitted cabinet, window to rear, WC, towel radiator.

**Outside**  
 Wrap around side and rear courtyard style garden, path to front door laid to block paving, seating area laid to shingle, shrubs, plants, flowers and ornamental trees to beds and borders, outside light, outside tap, garden wall and hedge to perimeter, double gates to driveway providing parking space, wooden gates providing access to front and rear.

**Garage**  
 Located 50 yards along the road and provides excellent storage or additional parking with wooden double doors to front.

**Agent's Note**  
 EPC rating D56 (Full copy available on request)  
 Council tax band D (Own enquiries should be made via Breckland District Council)

