



Muir Drive, Hingham - NR9 4PQ



Muir Drive

Hingham, Norwich

QUIETLY POSITIONED in a highly sought after location, this BEAUTIFULLY PRESENTED DETACHED FAMILY HOME offers the perfect blend of comfort and convenience, with CLOSE PROXIMITY TO LOCAL AMENITIES, TRANSPORT LINKS, and WELL-RATED OFSTED SCHOOLS. Step inside to a welcoming entrance hall leading to the impressive 14' SITTING ROOM, featuring an ATTRACTIVE FEATURE FIREPLACE and opening seamlessly into a bright uPVC DOUBLE GLAZED CONSERVATORY ideal for family gatherings or relaxing in natural light. The FULLY FITTED KITCHEN boasts INTEGRATED APPLIANCES and PRACTICAL WORK SPACE, for easy everyday living. Upstairs, THREE WELL PROPORTIONED BEDROOMS open from a central landing, each offering flexibility for family, guests, or a home office. The property benefits from a MODERN THREE PIECE FAMILY BATHROOM including a shower over the bath, an ENSUITE SHOWER ROOM to the main bedroom, and a convenient GROUND FLOOR WC. With a SINGLE GARAGE, PLENTIFUL DRIVEWAY PARKING, and an EV CHARGER to the front, this home meets the needs of modern family life.



To the rear, the LARGE ENCLOSED GARDEN boasts a MATURE feel with ESTABLISHED BORDERS for added PRIVACY.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Beautifully Presented Detached Family Home
- Close Proximity To Local Amenities, Transport Links & Well Rated Ofsted Schools
- 14' Sitting Room With Attractive Feature Fireplace Opening To uPVC Double Glazed Conservatory
- Fully Fitted Kitchen Featuring Practical Working Space
- Three Well Proportioned Bedrooms Opening From A Central Landing
- Three Piece Family Bathroom Including A Shower Over, Ensuite Shower Room & Ground Floor WC
- Expansive Private Rear Garden With Established Borders
- Single Garage With Plentiful Driveway Parking & EV Charger To Front



Hingham is a small, yet bustling Georgian market town located some six miles west of Wymondham and twelve miles south of Norwich. This attractive town has an array of period properties, two greens and numerous local amenities including 'The White Hart' public house and hotel, butchers, bakery and pharmacy. There are also other small independent businesses, Co-Op Supermarket and cash machine, an excellent doctors surgery, primary school, and of course the St. Andrews Church which stands proudly next to the property.

SETTING THE SCENE

The property is set back from the road and opens onto a shingle laid driveway, providing off-road parking for two vehicles. A separate garage, accessed via an up-and-over door, provides additional storage, while an EV charging point further enhances the property's practicality. The main entrance is positioned to the front.

THE GRAND TOUR

Stepping inside, the welcoming entrance hallway provides an ideal meet-and-greet space, with stairs rising to the first floor and a convenient WC, perfect for guests. Herringbone style flooring runs underfoot and continues into the spacious sitting room, where useful integrated storage is tucked beneath the stairs. The sitting room comfortably accommodates a variety of soft furnishing arrangements and is centred around an attractive feature fireplace. Internal double doors open into the uPVC double glazed conservatory, creating a versatile additional reception space with panoramic views over the garden. The room offers plenty of scope for further seating, a home office or dedicated desk space, while French doors open directly onto the rear patio. Completing the ground floor accommodation, the fully fitted kitchen comprises a range of wall and base storage units, complemented by integrated appliances including an oven, inset glass hob and extractor above. Provision and plumbing are also available for a dishwasher, while there is dedicated space for a freestanding fridge/ freezer.

Ascending to the first floor landing, a generous integrated airing cupboard provides useful additional storage, while doors open to three well proportioned bedrooms. All three rooms benefit from carpeted flooring, radiators and uPVC double glazed windows. The main bedroom further benefits from a private three piece ensuite shower room, while the remaining bedrooms are served by a three piece family bathroom, comprising a bath with shower over and rainfall shower head.

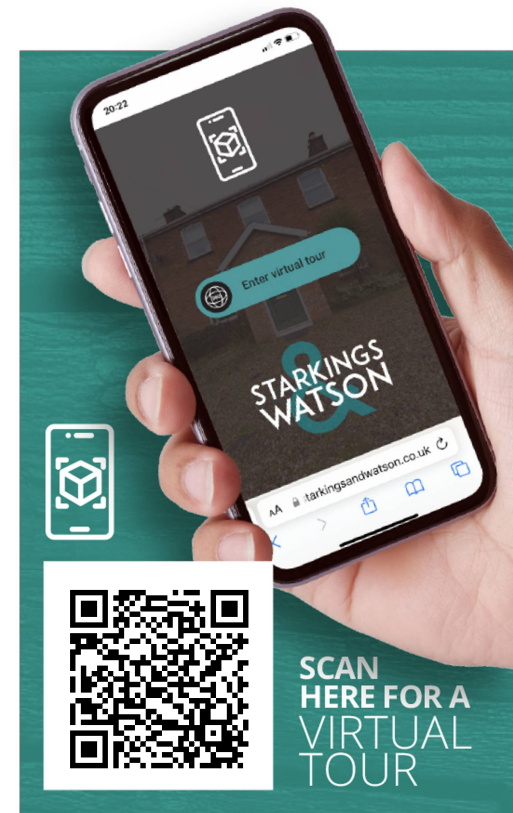
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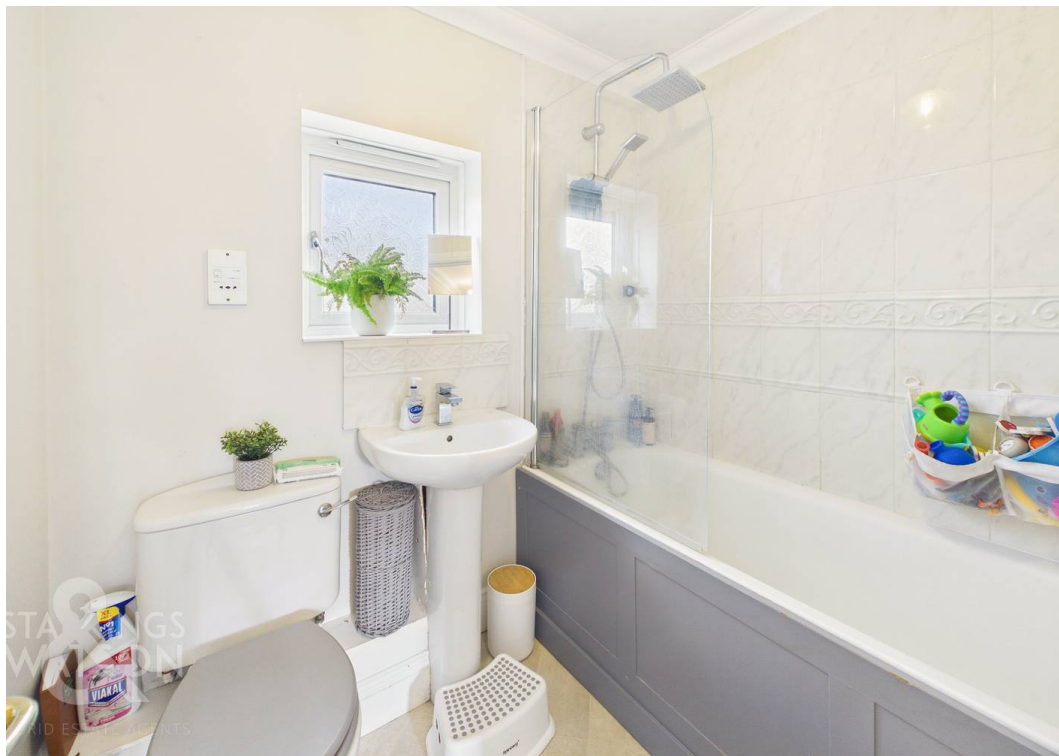
Postcode : NR9 4PQ

What3Words : ///lentil.jetliner.colder

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



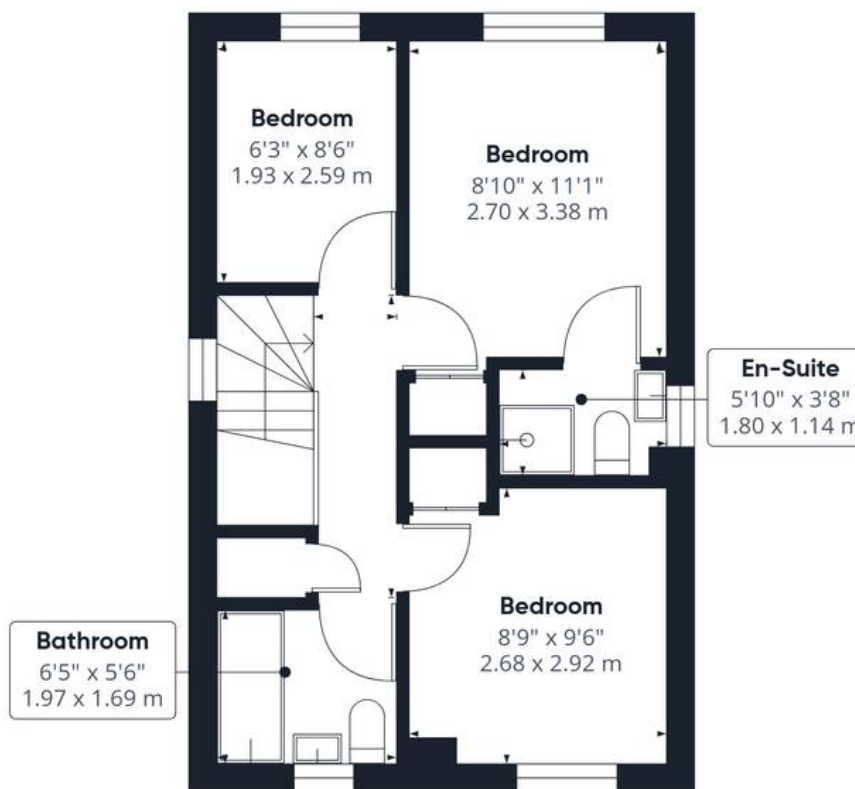




THE GREAT OUTDOORS

Stepping out from the conservatory, the flagstone seating area greets you with ideal positioning for a morning coffee or alfresco dining, while decorative gravel stones landscape the area. Adjacent, the majority of the space is laid to lawn, your blank canvas for further plantings, conversion or storage while mature shrubs enclose the area. To the rear two wooden sheds are found perfect for a summer house containing a hot tub and garden tools.





Floor 1

Approximate total area⁽¹⁾

878 ft²

81.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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