



Lonsdale Crescent, Hingham, Norwich

Guide Price £750,000 Freehold

Energy Efficiency Rating : D

- ✓ Substantial Detached Home
- ✓ Sought After Position in Hingham
- ✓ Approx. 0.31 Acre Plot (stms)
- ✓ Kitchen with Quartz Work Surfaces
- ✓ Sitting Room with Triple Aspect
- ✓ Four Bedrooms with Home Office
- ✓ Wrap Around Gardens
- ✓ Double Garage & Ample Parking

To arrange an accompanied viewing please call our Wymondham Office on 01953 438838





OVER 2100 sq ft (stms) and presented in IMMACULATE ORDER, this FAMILY HOME is situated on a plot spanning some 0.31 ACRES (stms), in the centre of Hingham. With a STUNNING KITCHEN and island at the centre of the room, a BREAKFAST BAR with QUARTZ WORK SURFACES creates a fantastic entertaining space, whilst integrated cooking appliances and a wonderful view of the gardens through the FRENCH DOORS can be enjoyed. Adjacent there is a UTILITY ROOM with MATCHING CABINETS and WORK SURFACES, with double doors leading into the DINING HALL, which in turn opens to the entrance hall, STUDY and inner hall where you find a cloakroom and 23' SITTING ROOM with triple aspect windows and further FRENCH DOORS. Heading upstairs a FOUR PIECE FAMILY BATHROOM is accessed off landing, along with FOUR BEDROOMS of which the main bedroom has a WALK-IN WARDROBE and en suite shower room. Outside the gardens WRAP AROUND with a generous lawn, patio and flower bedding. There is a DRIVEWAY for parking and access to the DOUBLE GARAGE.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR9 4ND), but to help you...From Wymondham take the B1108 Watton Road and proceed into Hingham. Continue through the market square and the crossroads turning right onto Lonsdale Crescent where the property can be seen straight ahead.

AGENTS NOTE

The property is on mains drainage and uses oil fired central heating.

The property is tucked away in Lonsdale Crescent off the main Watton Road and approached via a hard standing driveway which leads to the main property, gardens and double garage.

uPVC double glazed entrance door to:

ENTRANCE PORCH

Tiled flooring, uPVC double glazed windows to front and side, smooth ceiling with recessed spotlighting, uPVC double glazed door to:

ENTRANCE HALL

Wood effect flooring, radiator, thermostat heating control, opening to Dining Hall, smooth cover ceiling, door to:

STUDY

11' 5" x 5' 6" (3.48m x 1.68m) Fitted carpet, radiator, uPVC



double glazed windows to front and side, smooth coved ceiling.

DINING HALL

19' 5" x 11' 10" (5.92m x 3.61m) Feature period fireplaces, wood effect flooring, radiator, television point, uPVC double glazed window to front, door to inner hall, smooth coved ceiling, double doors to:

KITCHEN/BREAKFAST ROOM

15' 9" x 11' 7" (4.8m x 3.53m) Fitted range of wall and base level units and central island with complimentary quartz work surfaces and matching up-stands, inset one and a half sink with recessed drainer and mixer tap over, inset induction hob with extractor fan above, built in electrics eye level double over, space for fridge freezer, wood effect flooring, vertical radiator, uPVC double glazed French doors to rear, smooth ceiling with recessed spot lighting, door to:

UTILITY ROOM

11' 7" x 7' 4" (3.53m x 2.24m) Matching range of wall and base level units with complimentary roller edge quartz work surfaces and high level stainless steel shelving, inset one and a half bowl ceramic sink and drainer unit with mixer tap and matching up-stands, space for washing machine, additional fridge freezer and tumble dryer, tiled flooring, radiator, uPVC double glazed window to rear, door to double garage, smooth coved ceiling.

INNER HALL

Wood effect flooring, radiator, stairs to first floor landing

with under stair storage space, smooth coved ceilings, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled splash backs, wood effect flooring, heated towel rail, uPVC obscure double glazed window to front, smooth coved ceiling with recessed spot lighting.

SITTING ROOM

23' 5" x 15' 3" (7.14m x 4.65m) Fitted carpets, radiator x3, uPVC double glazed windows to front and rear x4, television point, uPVC double glazed French doors to Side x2, smooth coved ceiling with recessed spot lighting.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to rear, built in airing cupboard with built in shelving, smooth coved ceiling with loft access hatch, doors to.

FAMILY BATHROOM

11' 8" x 7' 7" (3.56m x 2.31m) Four piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, walk-in shower with thermostatically controlled shower and glazed shower screen, tiled splash backs, shaver point, wood effect flooring, radiator, heated towel rail, uPVC obscure double glazed window to rear, smooth coved ceiling with recessed spotlights with extractor fan.





STARRINGS
&
WATSON



STARRINGS
&
WATSON



DOUBLE BEDROOM

12' 1" x 11' 7" (3.68m x 3.53m) Fitted carpet, radiator, uPVC double glazed window to front, smooth covered ceiling.

DOUBLE BEDROOM

16' 2" x 12' 2" Max (4.93m x 3.71m) fitted carpet, radiator, uPVC double glazed window to front, smooth covered ceiling.

DOUBLE BEDROOM

12' 1" x 11' 7" (3.68m x 3.53m) Fitted carpet, radiator, uPVC double glazed window to front, smooth covered ceiling.

DOUBLE BEDROOM

15' 5" x 11' 7" Max (4.7m x 3.53m) fitted carpet, radiator, uPVC double glazed window to rear, telephone point, smooth covered ceiling, door to:

WALK IN WARDROBE

7' 6" x 5' 9" Max (2.29m x 1.75m) Fitted carpet, radiator, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, walk-in shower with thermostatically controlled shower and glazed shower screen, tiled splash backs, wood effect flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth covered ceiling with recessed spotlights with extractor fan.

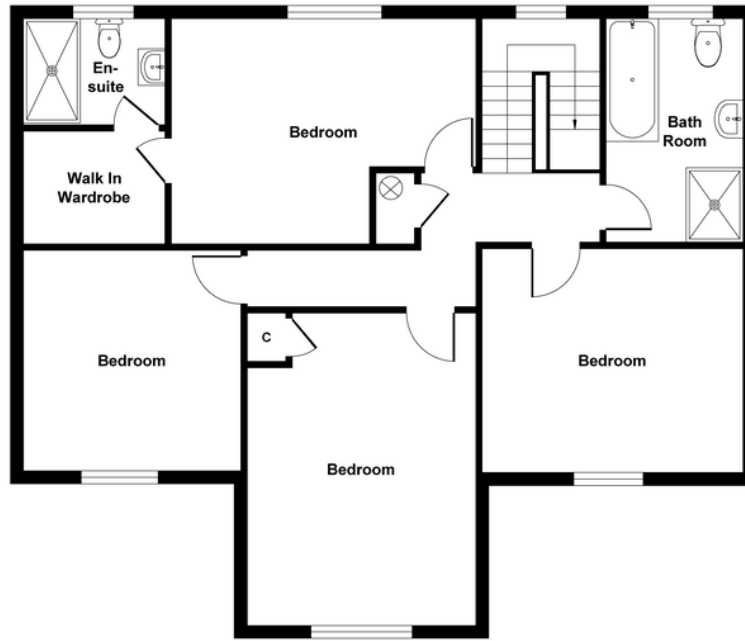
OUTSIDE

Stepping out of the sitting room French doors, there is a generous lawn that wraps around the garden and leads to an area of patio for entertaining, the flower-bedding at the borders and the timber built outbuilding which could be converted into a home office. There is a beautiful backdrop to the garden with a brick wall that runs the width of the plot and joining the timber panel fencing and high level hedging for privacy.

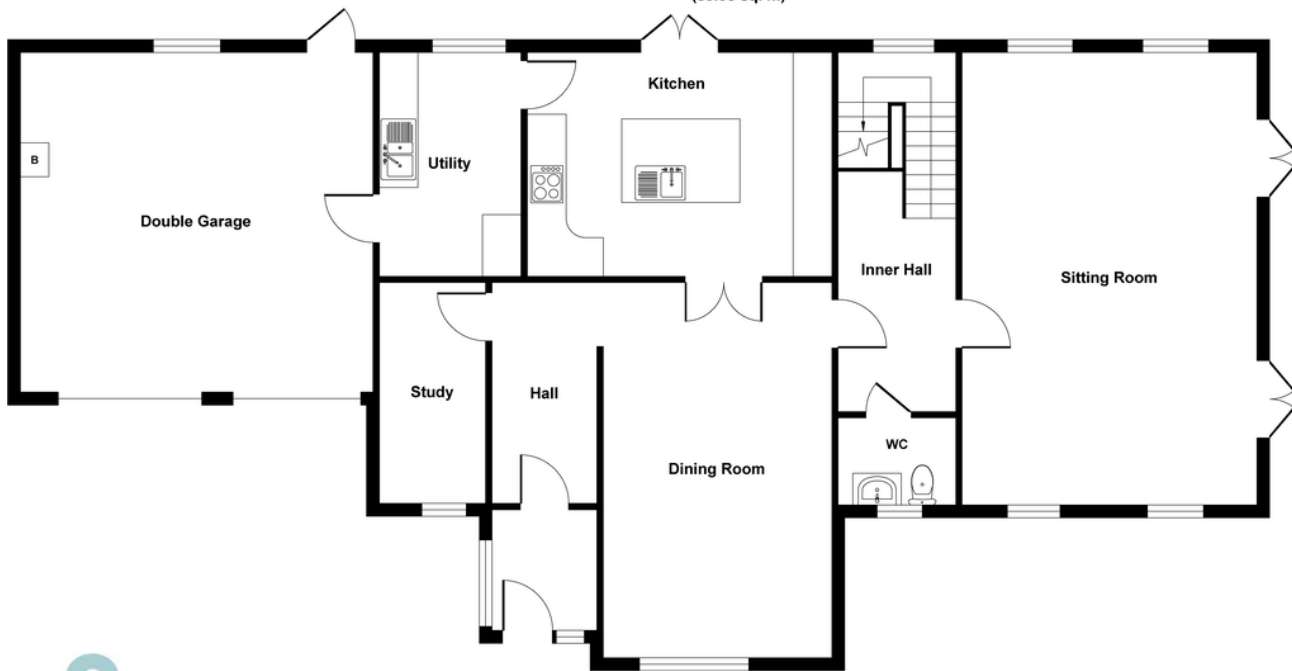
DOUBLE GARAGE

18' 3" x 17' 7" (5.56m x 5.36m) Up and over door to front x2, storage above, power and lighting, wall mounted oil fired central heating boiler.





First Floor
Approximate Floor Area
968 sq. ft
(89.93 sq. m)



Ground Floor
Approximate Floor Area
1194 sq. ft
(110.92 sq. m)

Approx. Gross Internal Floor Area 2162 sq. ft / 200.85 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements