



## Rectory Gardens, Hingham, Norwich

Guide Price £240,000 - £250,000 Freehold

Energy Efficiency Rating : D

- ✓ No Chain
- ✓ Detached Bungalow
- ✓ Tucked Away Setting with Gardens
- ✓ Hall Entrance
- ✓ Two Bedrooms
- ✓ Sitting Room with French Doors
- ✓ Re-fitted Kitchen
- ✓ Re-fitted Shower Room

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

**STARKINGS  
&  
WATSON**



NO CHAIN. This DETACHED BUNGALOW is tucked away and set back from the road, whilst offering PRIVATE GARDENS, and a position which is within walking distance to the centre of HINGHAM. With GARAGE PARKING to front, a lawned garden leads to the main entrance, where the hallway leads to all the rooms. Finished with oil fired CENTRAL HEATING and uPVC DOUBLE GLAZING, the property has been UPDATED and MODERNISED, and is ready to move in. TWO BEDROOMS look over the front aspect, with a re-fitted shower room, SITTING ROOM with FRENCH DOORS to rear, and a modernised KITCHEN with ample STORAGE. The rear GARDEN is a FANTASTIC SIZE, with a patio area and enclosed borders - ready for further planting.

#### LOCATION

Situated in the centre of the village, Hingham is a traditional Norfolk village with a centre, with its hotel and selection of local shops. The village also enjoys a number of other community facilities such as doctors' surgery, library, primary school and village hall. The village is conveniently situated just 6.5 miles from Wymondham, 6 miles from Attleborough and 10.5 miles from the Norwich southern bypass which leads all routes to the south, east and west of Norwich and onwards to Norwich City Centre.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR9 4RG), but to help you...Leave Wymondham via Town Green into Cock Street and Chapel Lane, continue over the bridge and take the B1108 road into Hingham. Proceed through the centre of

Hingham, and towards the edge of the village, turning left onto Rectory Gardens, where the property can be found on your left hand side.

#### AGENTS NOTE

No driveway parking is provided in front of the garage.

The property is set back from the road with a lawned frontage and planted borders, whilst a hard standing driveway leads to the main entrance. Parking can be found on Road or in the garage. Parking is not permitted in front of the garage.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

Wood effect flooring, radiator, telephone point, thermostat heating control, built-in airing cupboard, coved ceiling with loft access hatch, doors to:

#### DOUBLE BEDROOM

10' 2" x 9' 10" (3.1m x 3m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

#### BEDROOM

10' 0" x 6' 3" (3.05m x 1.91m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

### **SHOWER ROOM**

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with electric shower, tiled splash backs, wood effect flooring, radiator, uPVC obscure double glazed window to side, coved ceiling with extractor fan.

### **SITTING/DINING ROOM**

15' 10" x 9' 11" Max (4.83m x 3.02m) Feature fire place, fitted carpet, radiator, uPVC double glazed French doors to rear, television point, coved ceiling.

### **KITCHEN**

9' 8" x 9' 6" Max (2.95m x 2.9m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob, built-in electric oven and microwave combination and extractor fan over, built-in eye level electric oven, space for fridge/freezer, space for washing machine, tiled effect flooring, radiator, uPVC double glazed window to rear, uPVC double glazed door to rear, coved ceiling.

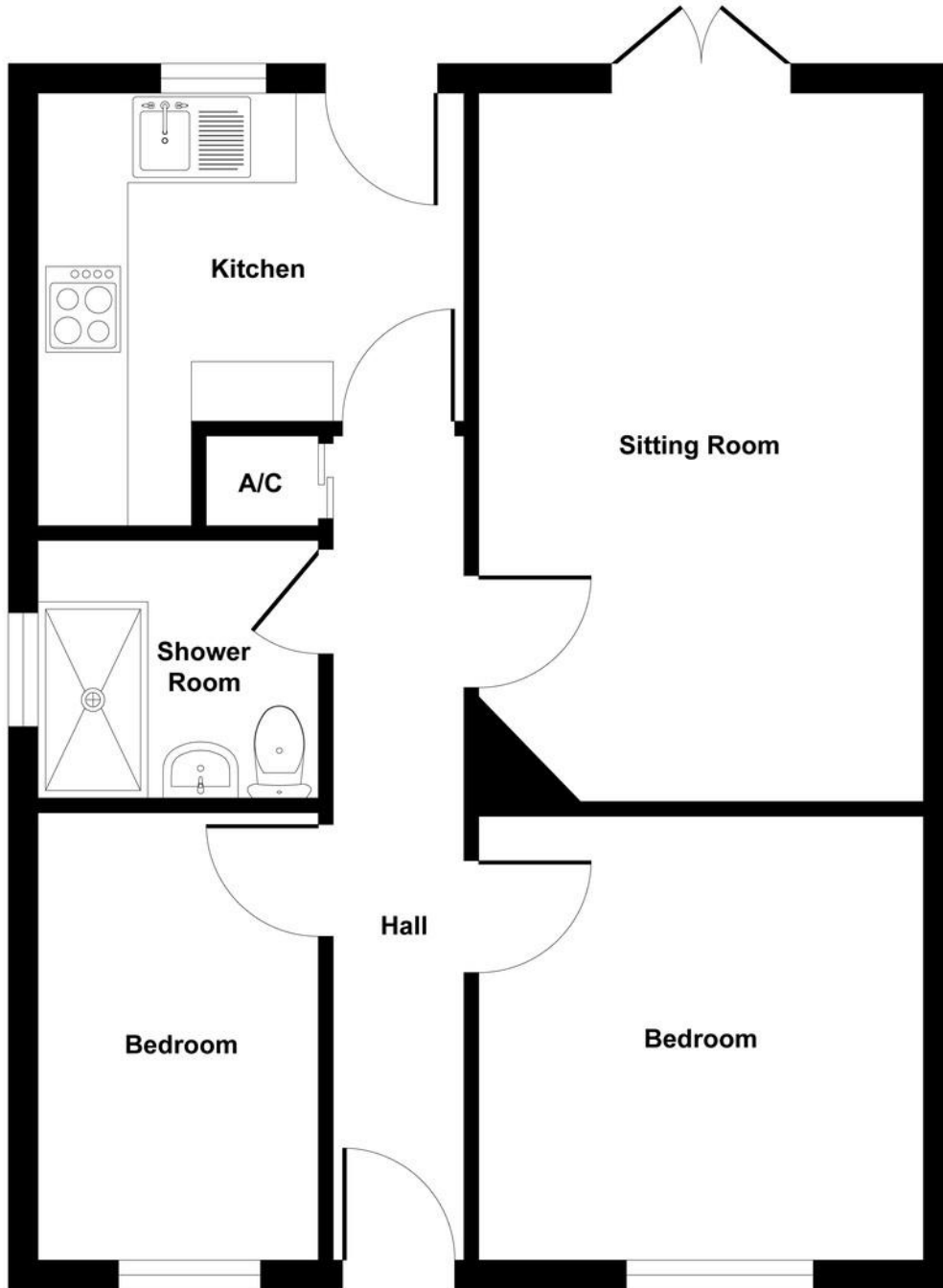
### **OUTSIDE**

The rear garden is fully enclosed with timber panelled fencing, and laid to lawn. A patio extends from the sitting room French doors, whilst an oil tank is screened to one side. An outside water tap and side access can also be found.

### **GARAGE**

16' 11" x 8' 6" Max (5.16m x 2.59m) Up and over door to front, storage above.





**Floor Plan**  
**Approximate Floor Area**  
**515 sq. ft**  
**(47.84 sq. m)**

**Approx. Gross Internal Floor Area 515 sq. ft / 47.84 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