



Hardingham Road, Hingham, Norwich

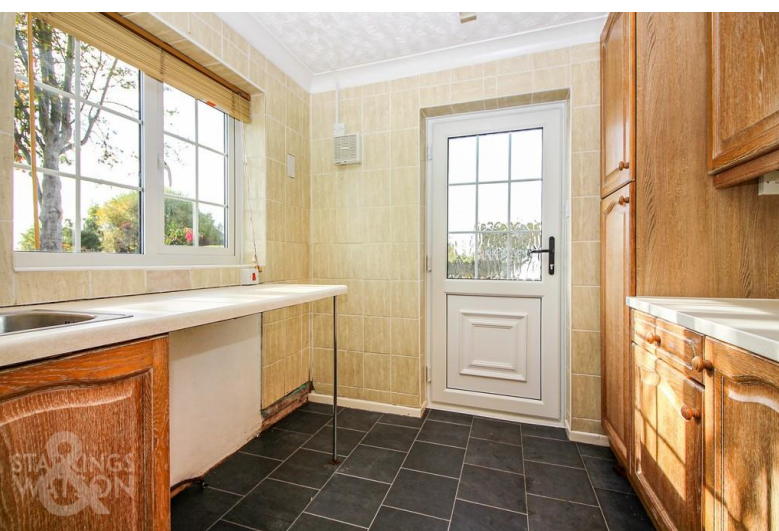
Guide Price £290,000 - £300,000 Freehold

Energy Efficiency Rating : D

- ✓ No Chain!
- ✓ Detached Bungalow
- ✓ Generous Garden Plot
- ✓ Development Potential (stp)
- ✓ Large Main Reception with Fireplace
- ✓ Three Bedrooms
- ✓ Ample Off Road Parking & Garage
- ✓ Popular Village Location with Amenities

**STARKINGS
&
WATSON**

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



NO CHAIN. Located within walking distance of the centre of the SOUGHT AFTER VILLAGE OF HINGHAM is this DETACHED BUNGALOW occupying a VERY GENEROUS PLOT with plenty of space to IMPROVE and EXTEND if desired (stp). The property is ready to move in, and is a FANTASTIC BLANK CANVAS for prospective purchasers. Internally you will find a central hallway leading to a LARGE SITTING/DINING ROOM with fireplace, separate kitchen, THREE BEDROOMS and a family bathroom. Externally the rear garden is mainly laid to lawn with mature trees and shrubs and measures approximately 100ft (stms). Within the rear garden you will also find a DETACHED GARAGE. To the front there is ample off road parking and further front lawns. The property benefits from uPVC double glazing and oil fired central heating.

LOCATION

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 4LX), 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 into the village and before reaching the Co-Op take the right hand turning onto Ringers Lane which becomes Hardingham Road. The property can then be found on the left hand side indicated by our for sale board.

The property is approached via a private driveway with mature front garden with mature planting and tree.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Tiled effect flooring, radiator, coved ceiling, opening to:

KITCHEN

8' 1" x 7' 4" Max (2.46m x 2.24m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for electric or gas cooker, space for fridge, space for washing machine, tiled effect flooring, uPVC double glazed window to front, uPVC double glazed door to side, coved ceiling with extractor fan.

INNER HALL

Fitted carpet, thermostat heating control, built-in airing cupboard, coved ceiling, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, tiled splash backs, tiled effect flooring, vertical radiator, uPVC obscure double glazed window to side, coved ceiling.

SITTING/DINING ROOM

20' 6" x 11' 2" Max (6.25m x 3.4m) Feature fire place, fitted carpet, radiator x2, uPVC double glazed window to front, uPVC obscure double glazed window to side x2, television and telephone points, coved ceiling, door to:

BEDROOM

10' 10" x 10' 4" (3.3m x 3.15m) Wood effect flooring, radiator, uPVC double glazed window to rear, uPVC double glazed door to rear, coved ceiling with loft access hatch.

DOUBLE BEDROOM

11' 8" x 10' 10" Max (3.56m x 3.3m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

BEDROOM

8' 7" x 8' 1" Max (2.62m x 2.46m) Fitted carpet, radiator, uPVC double glazed window to side, telephone point, coved ceiling.

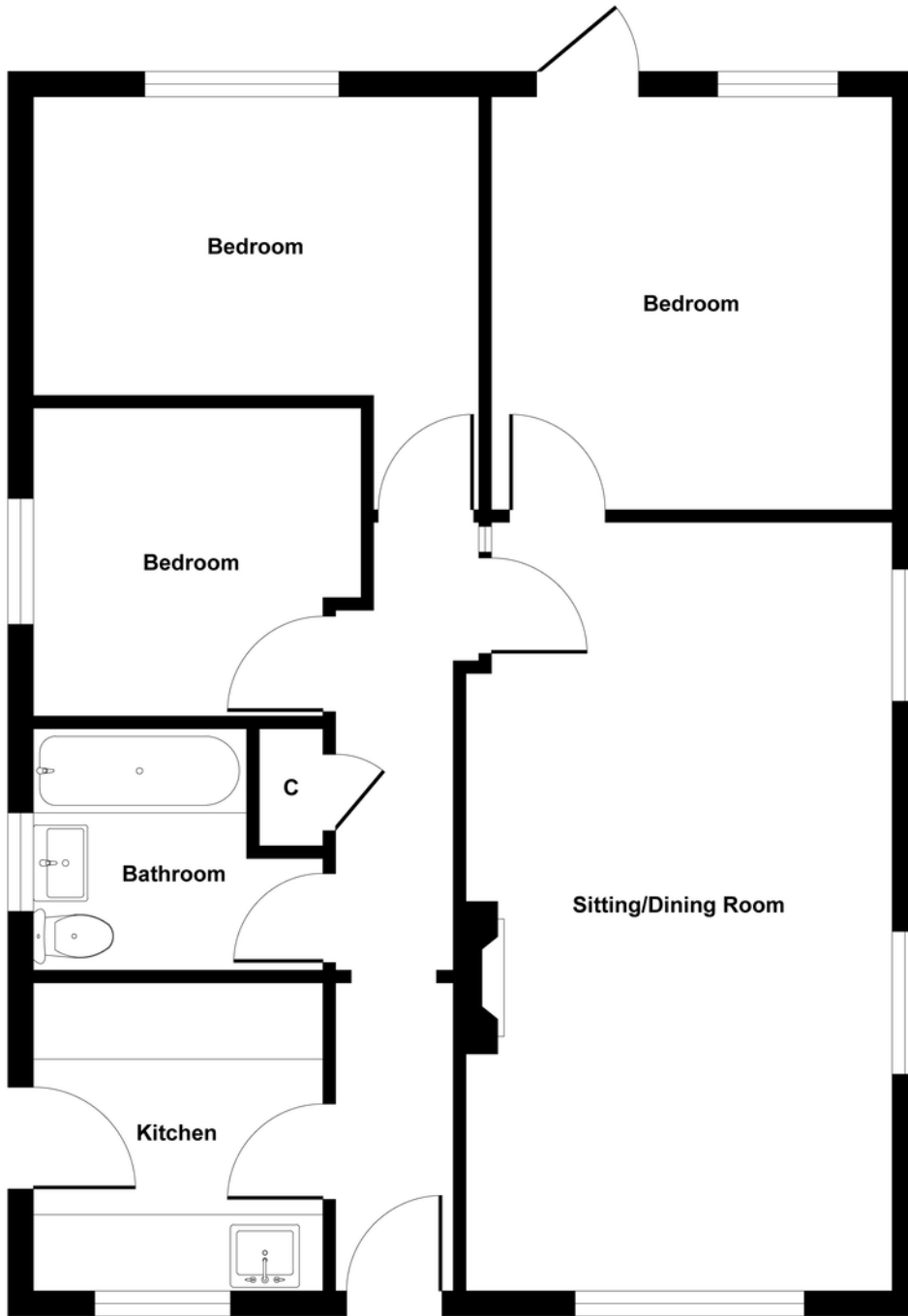
OUTSIDE

To the outside a spacious rear garden can be found measuring approximately 100 ft (stms). The garden is main laid to lawn with mature trees, and timber panelled fencing and provides a blank canvas for further landscaping making the space your own if required.

GARAGE

19' 3" x 10' 6" Max (5.87m x 3.2m) Up and over door to front, uPVC double glazed window to rear, power and lighting, floor standing oil fired central heating boiler.





Floor Plan
Approximate Floor Area
705 sq. ft
(65.49 sq. m)

Approx. Gross Internal Floor Area 705 sq. ft / 65.49 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