

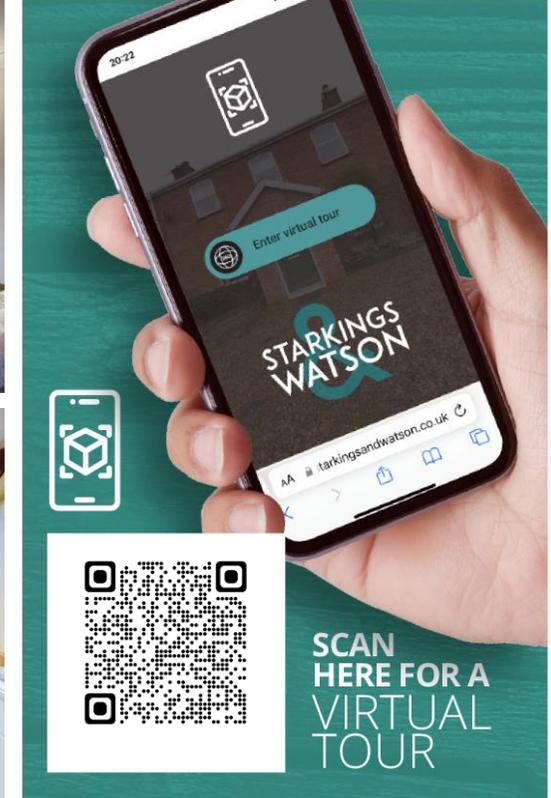
MILL CORNER

# Hingham, Norwich NR9 4LG

Freehold | Energy Efficiency Rating : F

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



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[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



- No Chain!
- Detached Bungalow
- Non-Estate Location
- Walking Distance to Hingham Town Centre
- Two Reception Rooms
- Garden Room
- Three Bedrooms
- Private Non-Overlooked Garden

### IN SUMMARY

NO CHAIN. This detached bungalow is situated on a fantastic NON-ESTATE PLOT, with over 1350 Sq. ft (stms) of accommodation including an adjoining GARAGE which is ideal for FURTHER CONVERSIONS (stp). The property offers a BLANK CANVAS and the opportunity to update and MODERNISE, whilst being presented in MOVE-IN CONDITION. Set back from the road ample parking can be found to front, with access to the garage. Internally the main hall leads to all the rooms, including the 17' SITTING ROOM which in turn leads to the 13' CONSERVATORY and 14' DINING ROOM - all offering versatility. The KITCHEN is adjacent and offers a door to the garden, with THREE BEDROOMS beyond, which are serviced by a shower room. The PRIVATE NON-OVERLOOKED REAR GARDENS are a particular feature, including various beds and hedging.

### SETTING THE SCENE

Mill Corner is tucked just out of the Town Centre, with the property set back on a tarmac driveway with lawned gardens to either side. A useful garage and

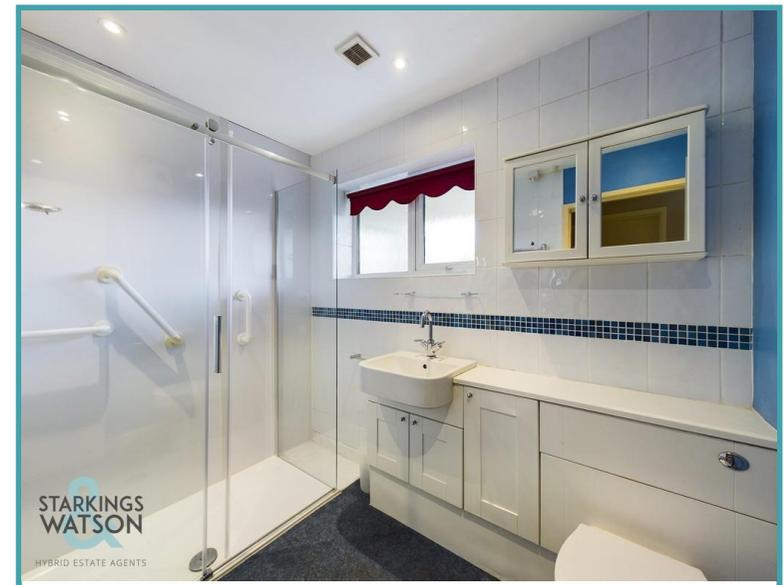
car port can be found to one side, with the porch entrance at the front.

### THE GRAND TOUR

Once inside the porch a door leads to the entrance hall with built-in storage and a cloakroom. The main living space is located to the left of the bungalow, starting with the sitting room which offers a wood flooring, uPVC double glazed picture window to side, and window and door to the conservatory. The sitting room enjoys fantastic natural light, whilst double doors open up to the dining room/study - again with a large window. The conservatory overlooks the rear garden with French doors to the side, where a patio and covered seating area can be found. The kitchen/breakfast room is next in line, with a built-in cooker and hob, with space for other appliances. The oil fired central heating boiler is tucked away to one corner. The three bedrooms can be found to the far right, with two offering built-in wardrobes - but all featuring large windows.

### THE GREAT OUTDOORS

To the outside of the property you find a very generous garden which has been well maintained with a mixture of lawned space, patio areas and mature beds. A covered area is just off the patio, with the patio itself being great for entertaining and alfresco dining. The lawned garden is adorned with various beds, whilst being enclosed with a mixture of hedging and timber panelled fencing.



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## OUT & ABOUT

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.

## FIND US

Postcode : NR9 4LG

What3Words : ///reef.iterative.forge

## VIRTUAL TOUR

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

## AGENTS NOTE

A strip of land towards the right boundary is not included in the sale, but has been maintained by the vendors. The land provides access for a utility provider.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
1368.29 ft<sup>2</sup>

HYBRID ESTATE AGENTS

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