

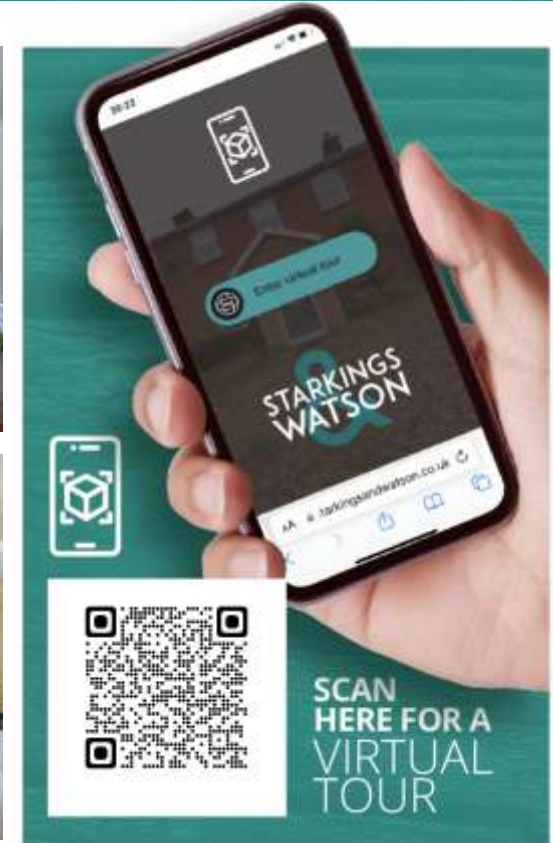
# RECTORY GARDENS

## Hingham, Norwich NR9 4RG

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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- Detached Bungalow
- Sought After Norfolk Village
- Modern Fitted Kitchen
- Open Plan Sitting/Dining Room
- Sun Room with Full Height Windows
- Two Double Bedrooms
- Low Maintenance Rear Gardens
- Garage, Parking & Gardens to Front

#### IN SUMMARY

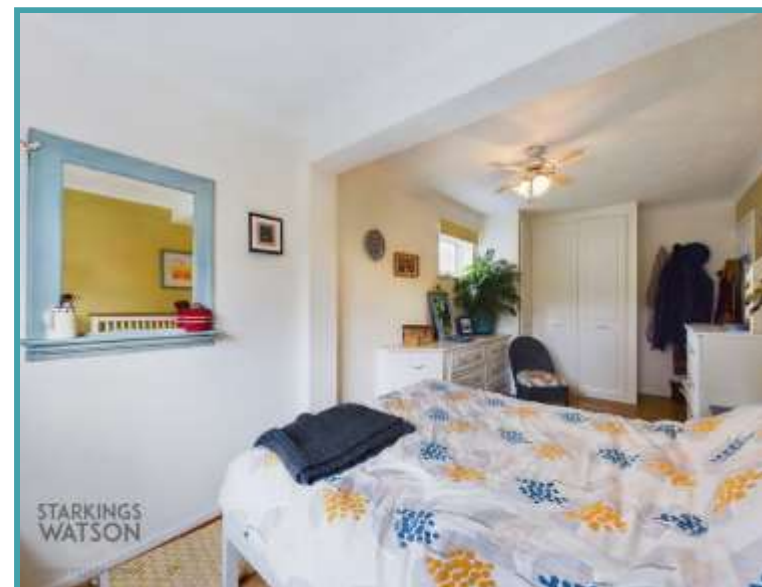
DECEPTIVELY SPACIOUS BUNGALOW positioned in the sought after village of HINGHAM which is serviced by a RANGE OF AMENITIES, boutique shops and local businesses. The highlight of this home is the EXTENDED OPEN PLAN SITTING/DINING ROOM at the rear of the property which adjoins both the SUN ROOM and the NEWLY FITTED KITCHEN. There are TWO BEDROOMS accessed off the HALLWAY of which the main bedroom has been extended. The rear gardens are LOW MAINTENANCE and there is a GENEROUS FRONT GARDEN and plenty of parking with access provided to the SINGLE GARAGE

#### SETTING THE SCENE

Setback from the road by slightly elevated position. There is a driveway leading to the garage and additional parking with access provided to the front door.

#### THE GRAND TOUR

Passing through the composite entrance door which has obscure glazing, there is a wood effect flooring running along the L-shape hallway which leads to both bedrooms, the shower room and open plan sitting/dining room. On your right immediately as you enter, there are two storage cupboards for coat and shoe storage. Following to the right-hand side, there is a shower room which has an electric shower and a low-level W.C, pedestal hand wash basin set under a window which brings in natural light. The smaller of the bedrooms will comfortably fit a double bed with space for freestanding wardrobes. The main bedroom, has been extended as is now 18' in length with built in cupboards at one end of the room and a uPVC double glazed window facing to rear. The highlight of this home is the open plan sitting/dining room which has a cosy feel but with plenty of space. The focal point is the exposed brickwork fireplace with tiled hearth and an inset multi-fuel burner. Adjacent to the fireplace is an archway which takes you into the kitchen which has been updated recently with light cabinets paired with a square edge wood effect work surface. Space has been left for a fridge/freezer, dishwasher and washing machine with the cooking appliances built in and a stainless-steel splash back. The last room in the property is the sun room which has full height windows facing to side and rear with a panoramic view over the garden.



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### THE GREAT OUTDOORS

The low maintenance gardens have patio running almost all the way round the gardens only broken up with areas of blue slate, some mature plantings and a vegetable patch to one corner. There is a summer house and a timber shed with gated access leading to the frontage.

### OUT & ABOUT

Situated on the outskirts of the village with green space to the rear, 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.

### FIND US

Postcode : NR9 4RG

What3Words : ///puddings.snowballs.reply

### VIRTUAL TOUR

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

**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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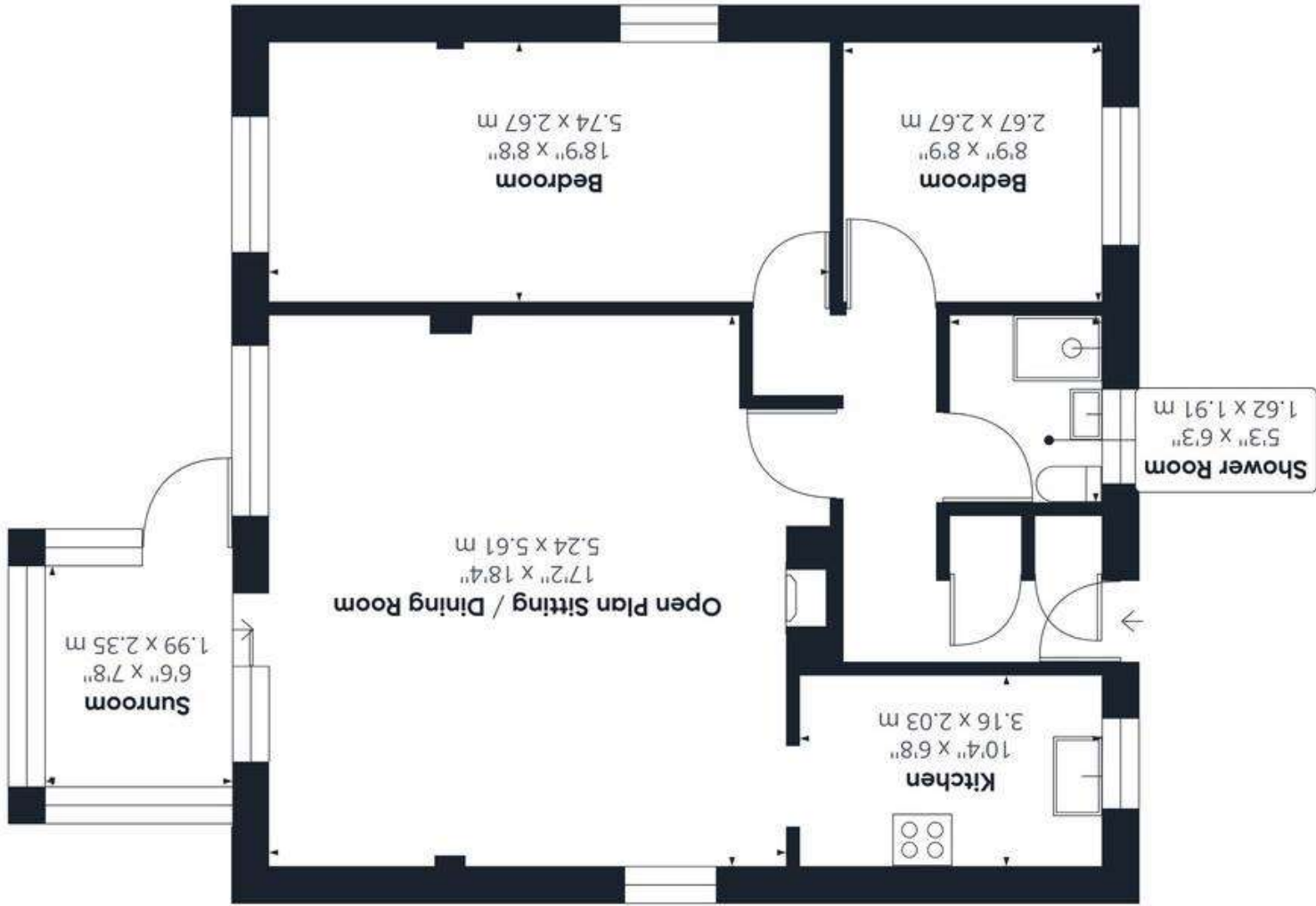
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GIRAFFE 360

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>  
801.55 ft<sup>2</sup>  
74.47 m<sup>2</sup>



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