



THE STORY OF

Hafan Deg

Hingham, Norfolk

SOWERBYS

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2 Springfield Way, Hingham, Norfolk
NR9 4PR

Spacious L-Shaped Sitting Room and
Dining Room, with Wood-Burner

Fitted Kitchen, and Convenient Utility Room

Three Well-Proportioned Bedrooms with Fitted Wardrobes

Bathroom with High-Quality Fixtures and Fittings

Detached Garage Providing Off-Road
Parking and Additional Storage

Enclosed Garden Offering an Opportunity
to Create a Tranquil Outdoor Space

Fantastic Potential for Customisation
Renovation, Subject to Planning Permission

Prime Location in a Popular Village

Efficient Oil Radiator Heating System

Ready For a New Owner to Make Their Own

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“A home which is bursting
with space and potential.”

Nestled in the heart of the always popular village of Hingham is this spacious three-bedroom detached bungalow offering a fantastic potential to make it your own.

The property benefits from an individually designed layout, a detached garage, and a generously sized enclosed garden which is ready for a new owner to put their own stamp on.

As you enter the home you're greeted

by a bright and welcoming entrance/conservatory area, leading to a hallway and spacious L-shaped sitting room and dining room - with a wood burner. This is the perfect for cosy nights in or to entertain guests.

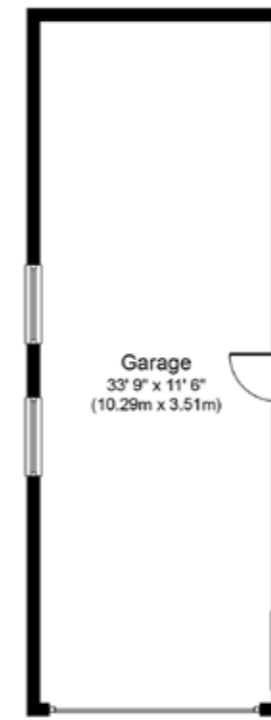
The kitchen is a space waiting for someone to let their creative mind flow and make a dream entertaining space. The nearby utility room provides additional storage and laundry space.



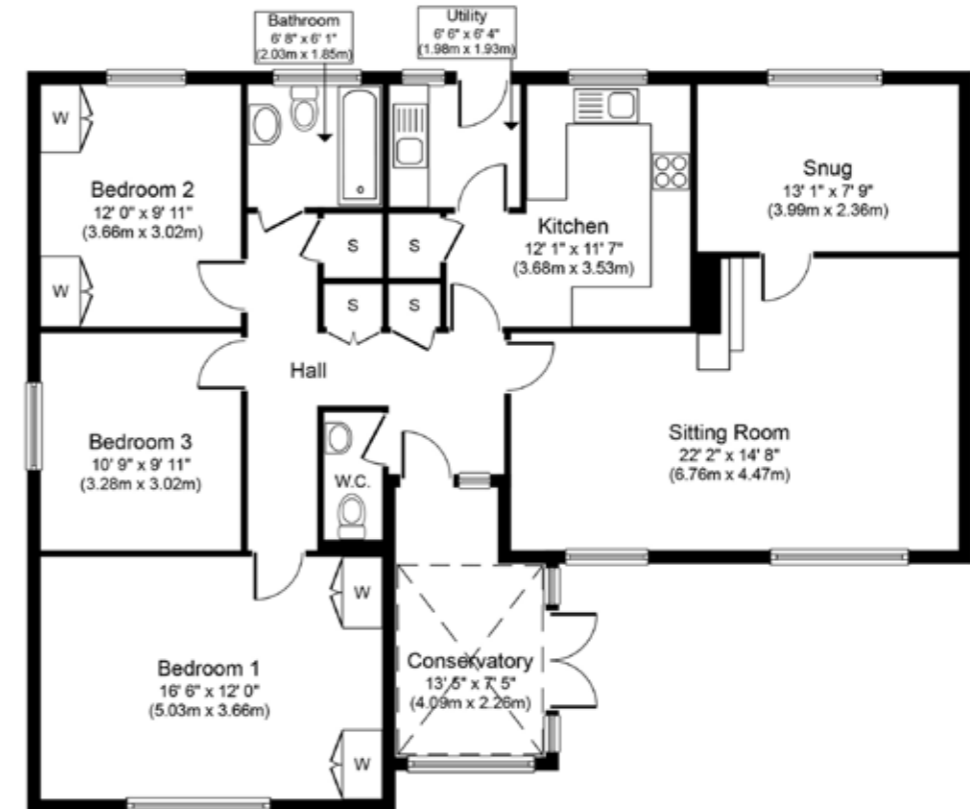
The property features three well-proportioned bedrooms, all with fitted wardrobes, and a bathroom with high-quality fixtures and fittings. While some updating is required, this property offers an excellent opportunity to create a comfortable and stylish home to your own tastes and desires.

Externally, this home benefits from a detached garage, providing off-road parking and additional storage space. The garden, while in need of some work, offers a fantastic opportunity to create a tranquil outdoor space. With some care and attention, this enclosed garden could be transformed into a stunning oasis, perfect for relaxing and entertaining.





Garage
Approximate Floor Area
388 sq. ft.
(36.1 sq. m.)



Ground Floor
Approximate Floor Area
1340 sq. ft.
(124.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Hingham

IN NORFOLK
IS THE PLACE TO CALL HOME



Hingham is a market town situated in the heart of rural Norfolk.

Grand Georgian architecture surrounds the market place and town green. It was in the 18th century when the socialites of high society built and took residence in Hingham that it became fashionably known as “little London”.

The many and varied local shops have the special character of a small market town but are up-to-date in what they provide. Despite the influence and attractions of neighbouring Norwich, an active and independent town life continues to thrive and grow. Amenities include a family butcher, The White Hart Hotel which is a community Boutique Hotel and Country Dining Pub, cafe’s, library,

primary school, excellent health centre, doctors surgery, dentist and frequent bus services providing access to the surrounding villages and towns of Wymondham, Attleborough, Watton, Dereham and Norwich. The town is located 17 miles from the Cathedral city of Norwich, which has many restaurants, shops, supermarkets and services including an international airport. ,

Attleborough is a market town situated within the Breckland district, located between Norwich and Thetford. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabalooos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.



Note from Sowerbys



Dereham has a good range of shops and eateries, an ideal spot for some window browsing.

“There are plenty of surrounding towns to enjoy and make use of their many amenities.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0956-2864-6398-9201-8465

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///remedy.convey.cobras

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