

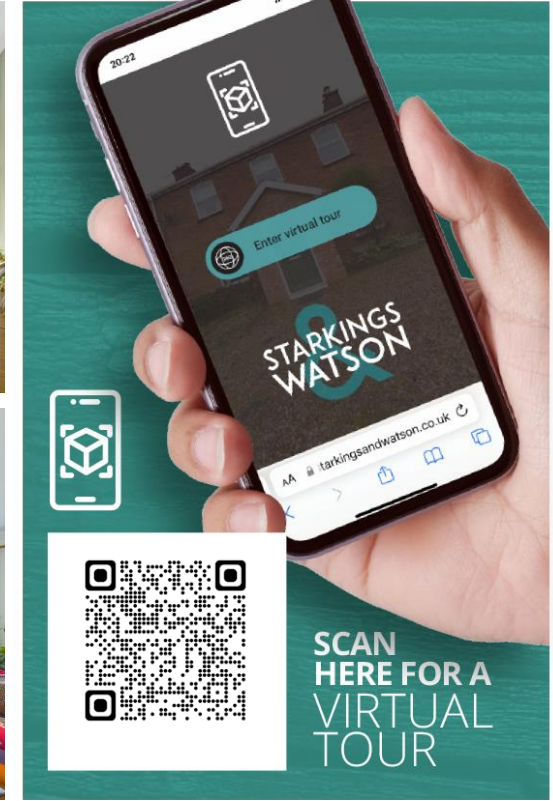
BELL MEADOW

Hingham, Norwich NR9 4HT

Freehold | Energy Efficiency Rating : C

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STARKINGS & WATSON

- Semi-Detached Home
- Tucked Away in a Cul-De-Sac Setting
- Sought After Position in NR9
- Kitchen/Dining Room & Sitting Room
- Three Bedroom with Vaulted Ceilings
- Bathroom, En Suite & Cloakroom
- Lawned Rear Gardens
- Parking & Garage with Personnel Door

IN SUMMARY

TUCKED AWAY and occupying a CORNER PLOT with parking to front and a garage, this semi-detached home offers VAULTED CEILINGS on the first floor in all the bedrooms, adding a CHARACTERFUL FINISH to a MODERN HOME. The accommodation is WELL PRESENTED with a SITTING ROOM, cloakroom, hallway and the KITCHEN/DINING ROOM. The highlight of this space is the FRENCH DOORS which lead to the garden. Upstairs THREE DOUBLE BEDROOMS lead from the landing of which the MAIN BEDROOM has an EN SUITE SHOWER ROOM. The family bathroom has a BATH, with SHOWER OVER, and W.C. To the outside, the LAWNED GARDENS are enclosed and finished with raised beds.

SETTING THE SCENE

The property is set back from the road, approached via a shingle driveway leading to the garage and parking. There is a pathway taking you to the front door which extends alongside the property to the rear garden, and to the garage personnel door.

THE GRAND TOUR

Passing through the composite entrance door there is tiled flooring underfoot with a radiator on the left wall adjoining the sitting room. Stairs lead to the first floor landing, with a built-in under stairs storage cupboard on the right hand side. There is a door into the cloakroom with a two-piece suite and straight ahead into the kitchen/dining room. The sitting room boasts a dual aspect, fitted carpet underfoot and smooth coved ceiling. The kitchen/dining room is open plan with space for a dining table, with cabinets at wall and base level and the oil fired central heating boiler which is in a corner cupboard. Appliances include an electric hob and oven, with a built-in fridge/freezer, slimline dishwasher and space for a washing machine - finished with French doors to the rear garden. On the first floor, fitted carpet rims along the landing with a further built-in storage cupboard housing the hot water cylinder. Doors then lead to all three bedrooms which comfortably fit double beds and a family bathroom. The family bathroom has a three-piece suite including a bath with mixer shower tap. The main bedroom leads to an en suite shower room with a three-piece suite, tall splash backs and a thermostatically control shower. The remaining two bedrooms both face to front and have plenty of room for wardrobes.

THE GREAT OUTDOORS

Tucked away on a corner this home has a slightly larger plot than others in the row. There is a pathway leading alongside the property which has a raised flowerbed ensuring plants can continue alongside the



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house. The main garden is laid to lawn with an area of patio and entertaining space. Also within the gardens, there is access to the oil tank which screened, whilst the garden is enclosed with timber fencing creating an almost non overlooked and private side and rear aspect.

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 which stands proudly next to the property.

FIND US

Postcode : NR9 4HT

What3Words : ///refer.upholding.cutaway

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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Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



GIRAFFE360

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

Reduced headroom (below 1.5m/4.92ft)

Approximate total area (1)

1123.36 ft²
104.36 m²

Reduced headroom
29.10 ft²
2.70 m²