



THE STORY OF
14 Hall Moor Road
Hingham, Norfolk

SOWERBYS

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14 Hall Moor Road

Hingham, Norfolk,
NR9 4LB

Centrally Located in the Ever Popular Town of Hingham

Fully Renovated by the Current Owner

Three Bedrooms

Detached Bungalow

Large Open-Plan Kitchen/Living Area

Newly Fitted Log-Burning Stove

Sitting Proudly on Approximately 1/3 of an Acre (STMS)

Huge Hidden Potential to Extend (STPP)

Plenty of Parking to the Front on the In- and-Out Driveway

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“A wonderful blend of charm and potential...”

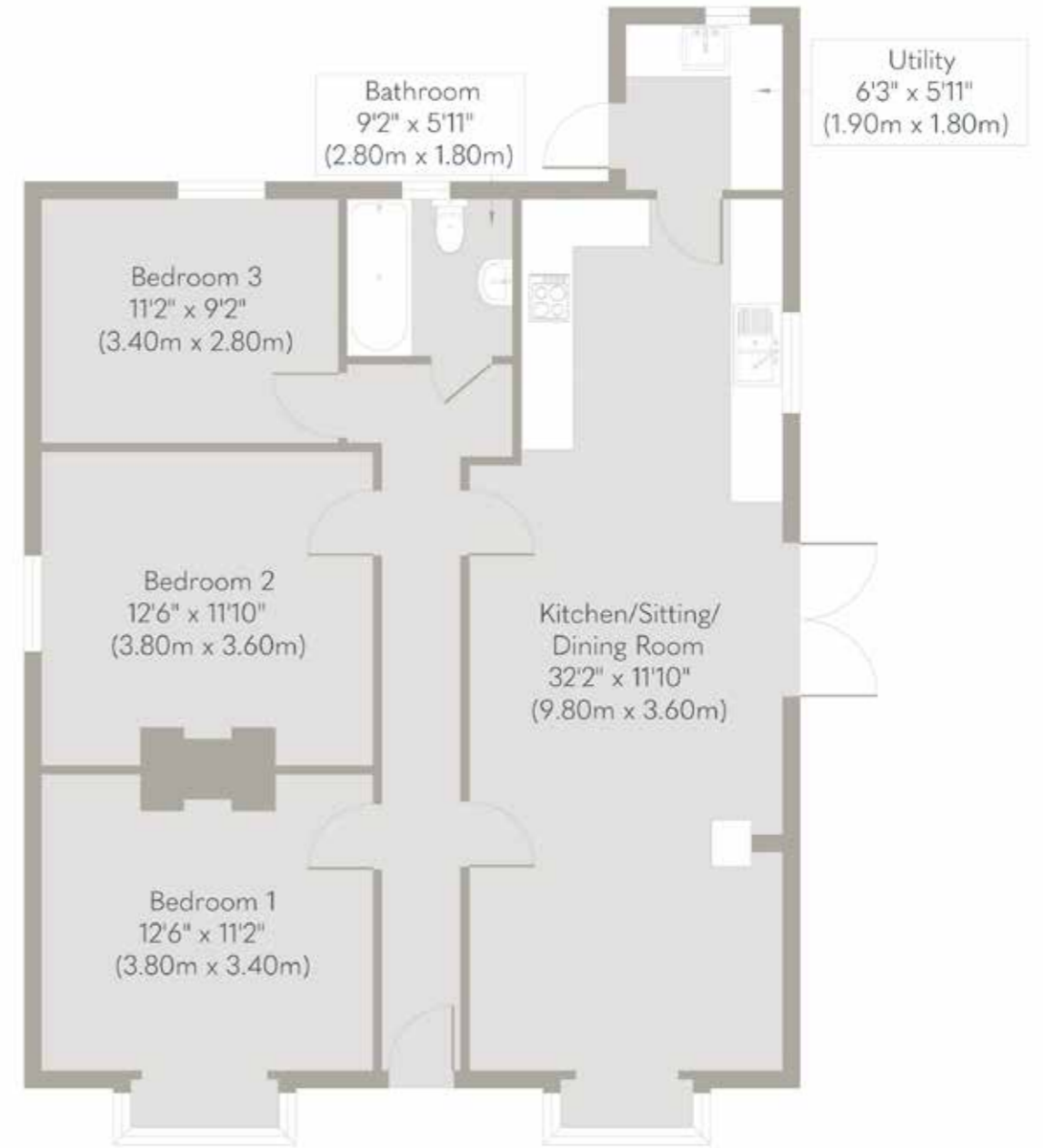
Situated in the heart of the very popular mid-Norfolk town of Hingham, positioned perfectly on approximately 1/3 of an acre (STMS), this wonderful detached bungalow boasts three generously proportioned double bedrooms. Meticulously renovated by the current owner, this property retains abundant charm whilst still having enormous potential, presenting a rare opportunity to further enhance through extension, subject to obtaining the necessary planning permissions.

Upon entry, we arrive into an inviting entrance hallway, leading to the expansive

32ft open-plan kitchen, dining, and living area. Illuminated by natural light, this space is adorned with a cosy wood-burning stove, creating an ambiance of warmth and comfort, and the room has double doors stepping out into the garden. A separate utility room adds convenience and practicality to the home.

The accommodation continues with three double bedrooms, each offering a sanctuary of relaxation. A modern bathroom provides a touch of luxury, seamlessly integrating functionality with style.





Approximate Floor Area
 976 sq. ft
 (90.69 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.

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Beyond the interiors lies a quiet oasis, where the property's large, picturesque garden beckons with its tranquil allure. An enchanting wildflower area and vegetable patch add to the garden, while a thoughtfully redesigned landscape boasts a rich tapestry of intriguing shrubs, trees, and plants, curated by the garden loving present owner.

Completing this idyllic retreat is a horseshoe driveway at the front of the property, ensuring ample off-road parking for residents and guests alike.





ALL THE REASONS

Hingham

IN NORFOLK
IS THE PLACE TO CALL HOME



With grand Georgian architecture surrounding its market place and town green, Hingham is in the heart of rural Norfolk.

For this market town, 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



“A thoughtfully designed landscape boasts a rich tapestry of intriguing shrubs, trees, and plants...”

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SERVICES CONNECTED

Mains electricity and water. Electric programmable radiators and log-burning stove.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 2003-5027-2622-0197-3802

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: ///coach.inprints.flute

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