

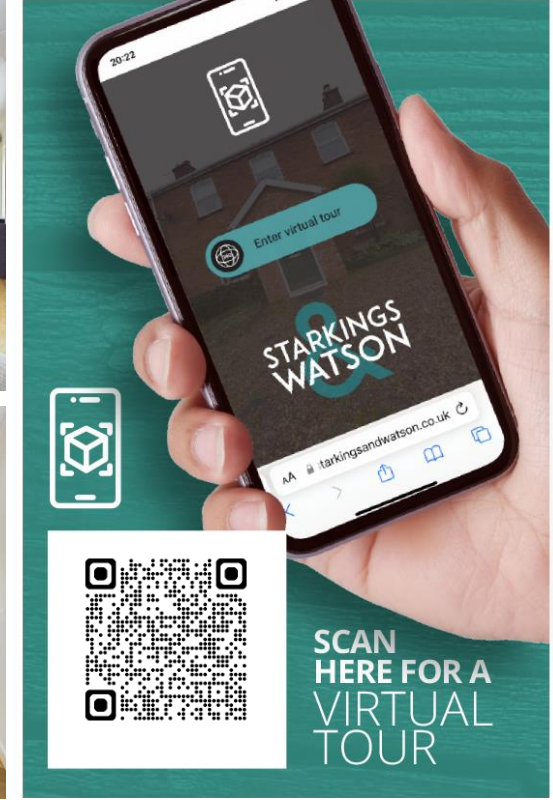
DEREHAM ROAD

Hingham, Norwich NR9 4HH

Freehold | Energy Efficiency Rating : E

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

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STARKINGS & WATSON

- Detached Family Home Over 1400 SQFT (stms)
- Sought After Village Location
- Heavily Extended and Improved
- Open Family Living Space
- Newly Fitted Kitchen
- Three/Four Double Bedrooms
- Private Front and Rear Gardens
- Ample Driveway Parking

IN SUMMARY

Located in the SOUGHT AFTER VILLAGE of HINGHAM within walking distance of the local amenities you will find this WELL PRESENTED and EXTENDED DETACHED CHALET STYLE FAMILY HOME. The property offers very FLEXIBLE LAYOUT with over 1400 SQFT of internal living space with a combination of either THREE OR FOUR BEDROOMS depending on configuration with plenty of OPEN PLAN LIVING SPACE. The current vendors have extended the footprint as well as improving the house throughout including new kitchen and bathrooms. You will find a study/bedroom, open plan kitchen/diner/family room, separate sitting room, w/c, THREE BEDROOMS on the first floor and TWO BATHROOMS. Externally there are private gardens to the front and rear, ample DRIVEWAY PARKING as well as single garage to the rear.

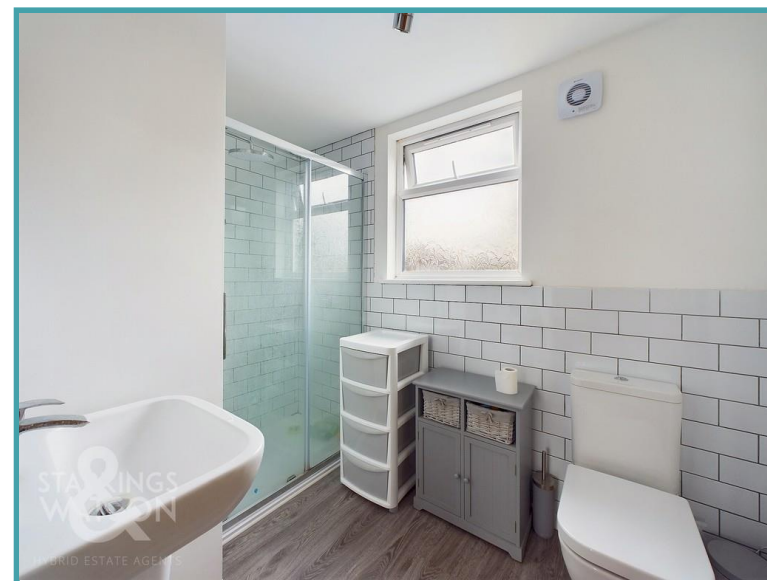
SETTING THE SCENE

The property is approached via the cul-de-sac off Dereham Road with gated access onto the large, shingled driveway providing ample parking. To the

front there is also private lawned gardens with mature hedging and fencing surrounding. There is side gated access leading to the rear garden as well as access to the house from the front driveway.

THE GRAND TOUR

Entering via the main entrance hallway, you will find the stairs to the first floor landing as well as the ground floor w/c and understairs storage. The first room to the left is a flexible space which could be a bedroom, study or reception. Heading to the rear of the hallway you will find the kitchen/dining room which has been recently re-fitted with a range of fitted units, wooden worktops, a breakfast bar/island unit as well as space for a free standing oven and a door to the rear garden. The dining room is open to the kitchen with plenty of space for the dining table and space for large double fridge/freezer. The family room off the dining room offers flexible family space with a feature fireplace and plenty of built in storage. Via a set of double doors there is then a separate more formal sitting room with double doors to the rear garden as well as brick built fireplace housing a woodburner. Heading up to the first floor landing you will find built in eaves storage as well as three ample bedrooms. There is a comfortable double bedroom to the left of the landing with the family bathroom adjacent featuring a bath with shower over. There is another bedroom centrally off the landing with the main bedroom located at the end of the landing featuring built in wardrobes and a modern en-suite shower room.



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THE GREAT OUTDOORS

The private rear garden is mostly laid to lawn and fully enclosed creating a family friendly space to be enjoyed. The garden is mainly laid to lawn with various patio areas as well as rear access to the garage. The garage has a double gated access from the cul-de-sac for vehicles with an up and over door to the front power and light.

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 4HH

What3Words : ///object.sank.collapsed

VIRTUAL TOUR

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

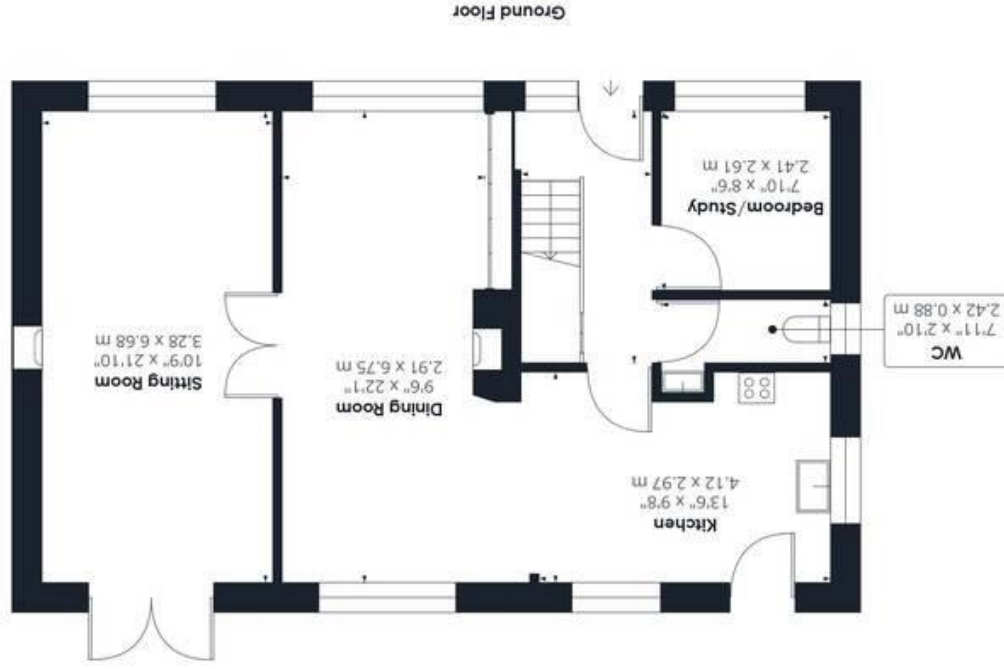
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Price:



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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.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area[™]
1403.13 ft²
130.36 m²
Reduced bedroom
24.54 ft²
2.28 m²

