

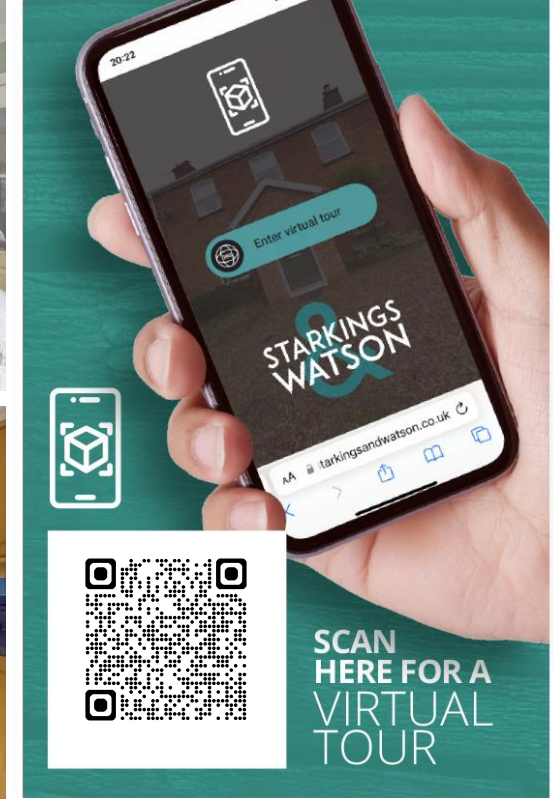
MUIR DRIVE

Hingham, Norwich NR9 4PQ

Freehold | Energy Efficiency Rating : D

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STARKINGS & WATSON

- Hopkins Built Semi-Detached Home
- Cottage Style Exterior
- Tandem Driveway & Garage
- Dual Aspect Sitting Room with French Doors
- Kitchen/Dining Room
- Two Double Bedrooms
- Quiet Rural Village Setting
- Low Maintenance Garden

IN SUMMARY

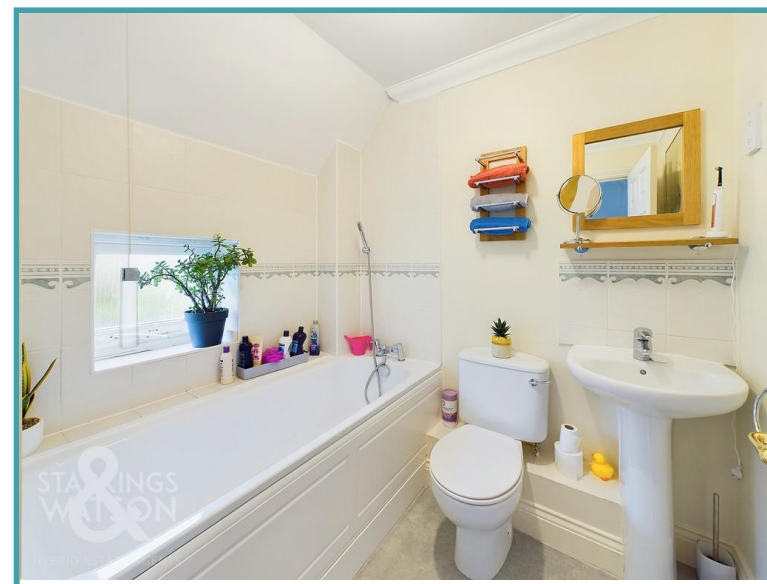
This HOPKINS built semi-detached home offers a COTTAGE STYLE EXTERIOR, with well-proportioned rooms, AMPLE PARKING, and a LOW MAINTENANCE GARDEN backing onto GREEN SPACE. With a MODERN INTERIOR, the property enjoys a RURAL VILLAGE SETTING on the edge of the BUSTLING town of HINGHAM, with double glazing and oil fired CENTRAL HEATING internally. With a WELCOMING hall ENTRANCE, doors lead to the DUAL ASPECT sitting room with FRENCH DOORS to the rear garden, cloakroom, and FULLY FITTED KITCHEN/DINING ROOM with space for a table. The first floor offers an ATTRACTIVE LANDING, with TWO DOUBLE BEDROOMS, including the DUAL ASPECT MAIN BEDROOM, and further family bathroom. To the outside, the TANDEM DRIVEWAY offers parking, with access to the GARAGE with internal partitioning. The GARDEN is low maintenance, and ideal for those seeking a PRIVATE SPACE with little up-keep.

SETTING THE SCENE

The property is tucked away in this popular development being set back from the road behind low level hedges leading to a well maintained shingled garden with colourful flowers and planting bed areas leading to the front door with a pitched and tiled awning above. To the left of the property is the driveway leading to the brick garage.

THE GRAND TOUR

As you step inside the property the first thing you will notice is the neutral décor that has been expertly maintained to a great standard. The stairs to the first floor sit directly in front of you while the two piece cloakroom can be found to your right with wood effect flooring and a frosted glass double glazed window. Turning to your left is the inviting sitting room, a dual aspect space with French doors into the rear garden, all quality floor coverings, electric feature fireplace and radiator. The kitchen can be found to your right as you enter with tiled flooring and splash backs all set around rolled edge work surfaces which give way to an array of wall and base mounted storage, inset sink with draining board, integrated oven and electric hob with extraction above and enough space for a fridge/freezer, breakfast table and plumbing for a washing machine whilst a large storage cupboard sits underneath the stairs (which benefits from newly fitted carpet) to the rear of the kitchen. The first floor landing which offers a newly fitted carpet giving access into both double bedrooms, one of which also offers a newly fitted carpet underfoot, as well as providing access to the



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three piece family bathroom with a part tiled surround, frosted glass timber framed double glazed window and radiator. The smaller of the two bedrooms sits neighbouring the bathroom, with a front facing aspect, carpeted flooring and built in wardrobes, this makes the ideal second room or guest room while the larger of the rooms some 16' in length creates the perfect main bedroom with ample floor space for soft furnishings, this dual aspect room can be versatile in its layout.

THE GREAT OUTDOORS

The rear garden is presented in a low maintenance condition predominantly shingled with a flag stone pathway and patio seating area. The garden offers ample space for friends and family to enjoy with raised planting beds, gated access to the driveway whilst enclosed with timber fencing.

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 St. Andrews Church.

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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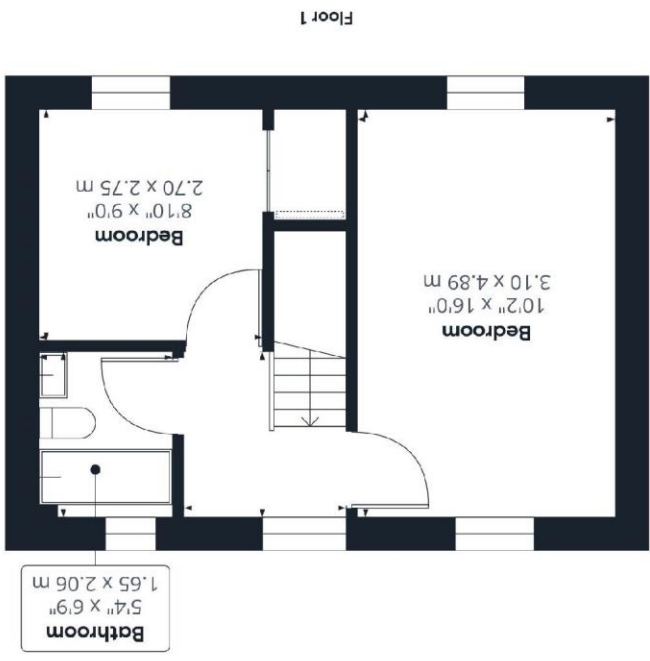
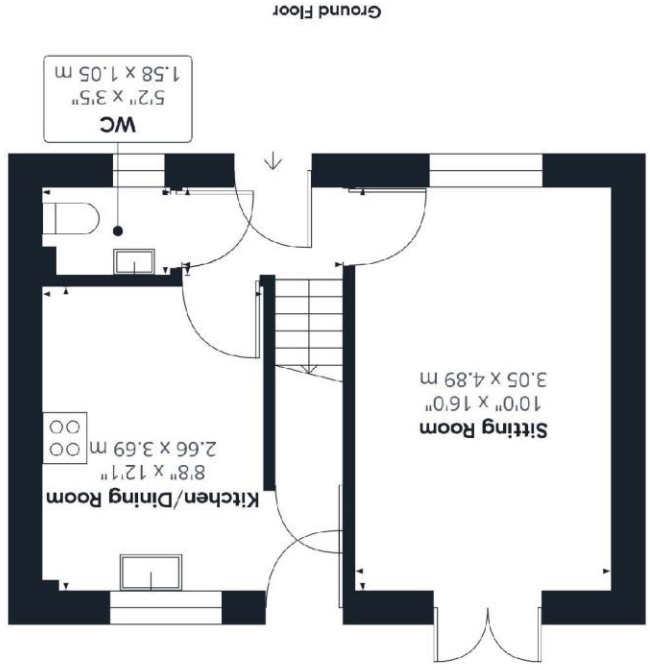
FIND US

Postcode : NR9 4PQ

What3Words : ///albatross.remix.twitchy

VIRTUAL TOUR

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



Approximate total area^m
 680.44 ft²
 63.21 m²

(1) Excluding balconies and terraces

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.