



THE STORY OF

The Coach House

Hingham, Norfolk

SOWERBYS



THE STORY OF

The Coach House

Hingham, Norfolk
NR9 4JH

Detached Coach House

Popular Norfolk Town

Quiet Location

Two Double Bedrooms

Newly Fitted Kitchen with Island

Good Sized Sitting Room

Enclosed Walled Garden

Parking for One Car

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Hidden away in a private cul-de-sac, this recently refurbished and extended detached coach house is a true gem, blending traditional charm with contemporary style.

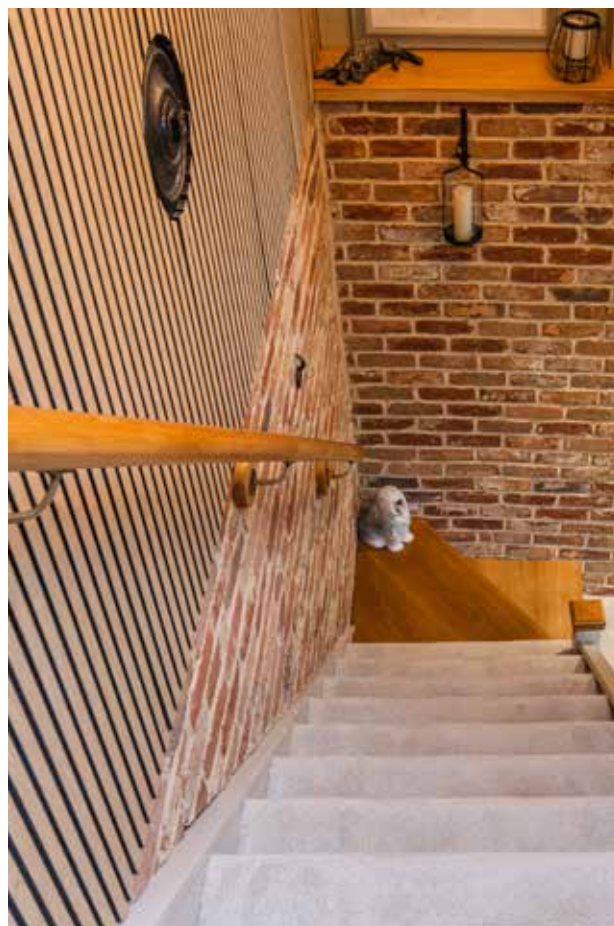
The property now boasts a new roof, installed November 2023, a new boiler, installed October 2024, and an upgraded fuse box completed during the recent refurbishment. Enjoying a secluded feel, this home is an ideal escape for those looking to unwind in a peaceful, convenient location with all the benefits of town life nearby.

There is a generous living room, which is perfect for both relaxation and entertaining. French doors from the living room open directly onto an enclosed, walled garden—a thoughtfully landscaped space designed to maximise privacy and offer a tranquil outdoor retreat, ideal for al-fresco dining, or simply enjoying a peaceful morning coffee.

The heart of the home is the spacious kitchen and dining room, carefully planned to provide ample space for cooking, dining, and gathering with family and friends. This light-filled area has been finished with high-quality fittings and offers plenty of storage, including a double larder unit amongst the kitchen units, ensuring a functional yet stylish environment.

Upstairs, the accommodation comprises two well-proportioned double bedrooms, each benefiting from plenty of natural light, creating a bright and airy feel. The family bathroom has been newly fitted to a high standard, offering a modern, comfortable space. Additionally, a versatile landing adds flexibility to the property, providing options for a study, playroom, or a home office setup, catering to a variety of lifestyle needs.

Outside, the property benefits from convenient off-road parking.





First Floor
Approximate Floor Area
544 sq. ft
(50.53 sq. m)



Ground Floor
Approximate Floor Area
609 sq. ft
(56.57 sq. m)

Outbuilding
Approximate Floor Area
101 sq. ft
(9.38 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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Hingham

DISCOVER THIS 18TH CENTURY
“LITTLE LONDON”

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, Hulabaloos 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 the Vendor



“The sun shines all day on the garden, and we even have a church view from there.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref: 1634-1729-5409-0819-3296

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: ///record.machine.whistling

AGENT'S NOTE

There is a right of access to the neighbouring properties' gates.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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to these Norfolk charities every time we sell a home

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Journey*

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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