



26 Bell Meadow, Hingham
£230,000

26 Bell Meadow

Hingham, Norwich

Set within the popular village of Hingham, this attractive two-bedroom end-of-terrace home was built in 2009 by respected local builders and offers well-planned accommodation throughout. The property includes a modern kitchen/breakfast room, a spacious lounge to the rear with French doors opening onto a north-facing garden visited daily by all sorts of various bird life from Britain and northern Africa, a ground-floor WC, and a first-floor family bathroom. Both bedrooms are generously proportioned doubles, one featuring a fitted wardrobe and pull-down roller privacy blind with mirrored sliding doors. Outside, there is a fully enclosed rear garden with a patio seating area, off-road parking for up to two vehicles on a shared driveway, and a garage offering further parking or storage space. Local amenities and green spaces are all within easy reach.

Location

Bell Meadow is set within the attractive village of Hingham, a sought-after location known for its historic charm and strong sense of community. The village offers a range of everyday amenities, including a Co-op, a post office, a doctors' surgery, and popular pubs. There is also a local primary school, scenic countryside walks, and various sports and leisure facilities.

A regular KonectBus service runs through the village, connecting Watton, Hingham, Wymondham, and Norwich. Bus numbers 3, 3B, 3C, and 6 all serve the Norfolk and Norwich Hospital, with the 3 and 3C continuing to the forecourt. The Fairland bus stop is just a 5-minute walk from Bell Meadow, opposite Lincoln Hall, and around 10 minutes from the village centre and local pub.

Hingham is home to a range of community clubs and interest groups, including knitting groups, toddler sessions, and an active sports club. The property is centrally located, putting most local facilities within easy walking distance.





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Step into the hallway where you'll find a practical and conveniently located ground floor WC, offering added functionality for everyday living and visiting guests. The kitchen sits to the front of the home and is designed for ease of use, fitted with wood-effect units, worktop space for meal preparation, a tiled splashback, tiled flooring, and plumbing for a washing machine. There's also space for a small breakfast table or additional storage if desired.

Towards the rear, the lounge provides a generously sized living space filled with natural light, thanks to the French doors that open directly onto the garden. This well-lit room is finished with comfortable carpet flooring and offers a flexible layout suitable for either seating or dining furniture, creating a relaxed setting for daily life or entertaining.

Upstairs, the landing includes a cupboard containing the electric boiler and leads to two generously sized double bedrooms. One of the bedrooms benefits from a built-in wardrobe with sliding doors, providing practical storage without encroaching on floor space. The family bathroom is located on this floor and features a panelled bath with shower over, complemented by partially tiled walls.

Double glazing is fitted throughout the home, supporting energy efficiency and comfort.



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Outside, the rear garden is fully enclosed and offers a private outdoor space to enjoy. It is north-facing, attracts a variety of birds and squirrels, enjoys sun for most of the day, and helps warm the house in the mornings. With a patio seating area, mature planting, and established trees, it offers a peaceful setting with potential to landscape further to suit your preferences. A gate provides access to the front of the property for added convenience.

Off-road parking is available for up to two vehicles on a shared driveway, alongside a garage that provides further secure parking or valuable additional storage space.

The home is being sold with the following appliances included: a black Hoover fridge/freezer (equal split) and a Hoover 8kg washing machine, which has been lightly used over the past four years. The built-in double oven, hob, and extractor fan will also remain.

Agents notes

The property is sold freehold, connected to main services water, electricity and drainage.

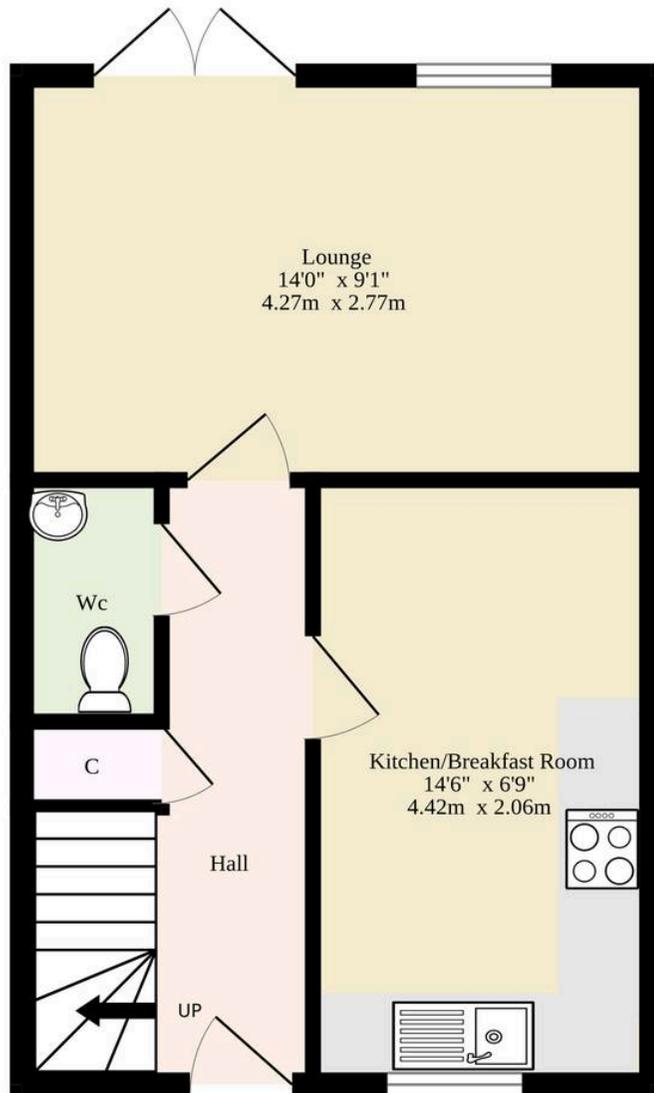
Heating system- Electric Central Heating

Council Tax Band- B

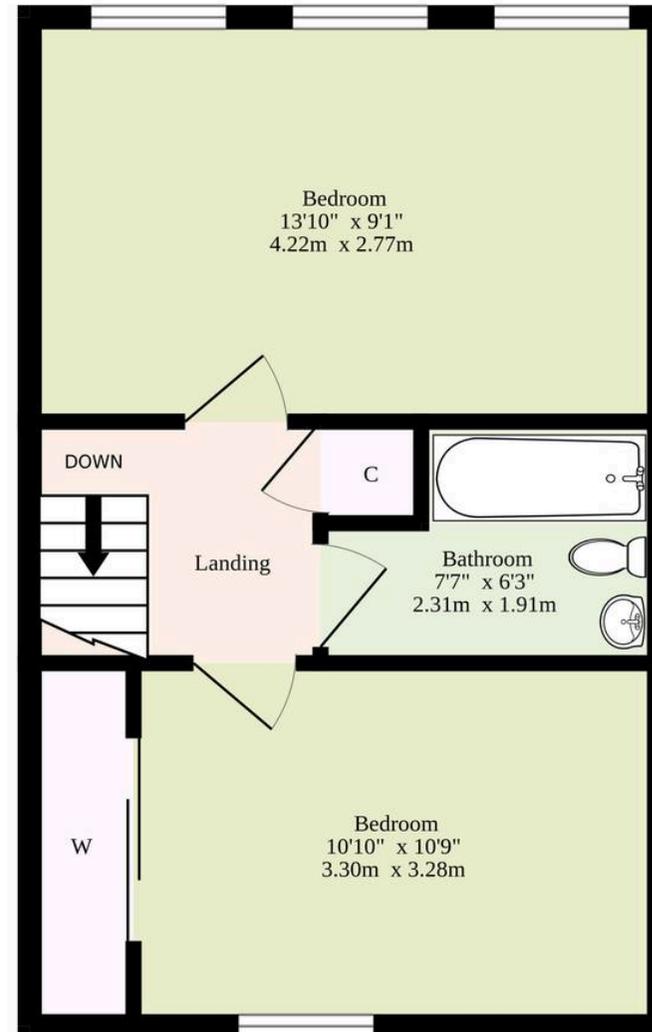
Development levy: £65 p/a



Ground Floor
295 sq.ft. (27.4 sq.m.) approx.



1st Floor
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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