



Granary Way, Hingham - NR9 4FA



Granary Way

Hingham, Norwich

75% Shared Equity - NO SERVICE CHARGES or RENT. This STUNNING B-RATED ENERGY EFFICIENT home features a CONTEMPORARY FINISH, solar panels, triple glazing, air source heating a DRIVEWAY with parking for two vehicles and EV charger. Built in 2017 by the renowned ABEL HOMES, the benefits from the remainder of its 10 YEAR WARRANTY, and includes a SOUTH FACING GARDEN and FIBRE CABLE to the property for broadband.

Stepping inside, LOW MAINTENANCE FLOORING can be found to the ground floor, which comprises the welcoming HALL ENTRANCE offering under stairs storage space, an OPEN PLAN SITTING/DINING ROOM with FRENCH DOORS to the garden, and the FITTED KITCHEN with INTEGRATED COOKING APPLIANCES, fridge and a SLIMLINE DISHWASHER with space provided for other white goods. The first floor offers THREE BEDROOMS of which TWO are DOUBLE and finally a family bathroom. The SOUTH FACING garden is laid to lawn with access to the driveway.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi-Detached House With Remaining NHBC
- Kitchen With Fitted Appliances
- 18' Open Sitting/Dining Room
- Three Bedrooms
- Family Bathroom & Ground Floor WC
- Fully enclosed Rear Garden
- Off Road Parking
- Short Distance To Local Amenities

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 3 churches.

SETTING THE SCENE

The property can be found set back from the street with a low maintenance lawn frontage and awning sat above the front door. With An EV charger available, A brick weave and shingle driveway allows for parking multiple vehicles to the right of the home with access gate taking you into the rear garden.



THE GRAND TOUR

Once inside, an attractive finish to the central hallway is the first thing to greet you with space allowed for coat and shoe storage before heading into the remainder of the home. The tiled flooring within the hallway takes you immediately towards a two piece WC on your right hand side with low level radiator and attractive wallpapering. Slightly further down the hallway the kitchen emerges again to your right hand side featuring an array of wall and base mounted storage units which in turn give way to integrated appliances to include an eye level oven with hob and extraction found above dishwasher and fridge/freezer whilst plumbing and space remains for a washing machine. The tiled flooring then leaves further space for storage with additional wall mounted storage closer to the access door. The main living space within the home sits at the rear of the property in the form of 18' open sitting and dining room. Immediately to the left the floor space opens to leave more than enough room for a formal dining table in front of one of the many triple glazed windows to the right hand side and attractive sitting room space is on offer leaving more than enough room for a potential choice of soft furnishings with handy storage space either side of the chimney breast and access door taking you directly into the private rear garden.

The first floor landing splits in both directions to take you into all three of the bedrooms with the family bathroom suites located in the middle complete with tiled flooring, a predominantly tiled surround, shower head and glass screen mounted over the bath with tall wall mounted heated towel rail. The smaller of the bedroom sits at the very top of the stairs currently functioning as a single bedroom with all carpeted flooring, this space could also make the ideal nursery or home office setup if desired while the first of the double bedrooms sits just next door with more than enough space to accommodate a large double bed with additional storage solutions.

The largest of the bedrooms sits towards the front of the property measuring an impressive 15' in length. This room also has more than enough space to accommodate a double bed with additional storage solutions and soft furnishings with triple glazed window and radiator mounted below.

FIND US

Postcode : NR9 4FA

What3Words : ///dries.showering.finishes

VIRTUAL TOUR

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

AGENTS NOTE

We have been informed that the Lease Agreement in place on a Shared Equity Basis has rent set out as a peppercorn rent per annum of £1.00, and the lease does not allow a review to the rental amount, and is unable to increase in future. For further details speak to our Agents.







THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing which is bordered by raised colourful planting beds to add vibrancy to the outside space. A flagstone patio initially greets you as you exit from the sitting room area with the remainder of the garden laid to lawn.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

934 ft²
86.7 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.