



Rectory Gardens, Hingham - NR9 4RG





## Rectory Gardens

Hingham, Norwich

NO CHAIN. Found within a quiet close this DETACHED BUNGALOW offers a wealth of potential both internally and externally with a favourable position overlooking FARMED FIELDS giving unspoilt views over the natural beauty behind the home. To the front of the home, TWO DOUBLE BEDROOMS can be found with uPVC double glazed windows with a THREE PIECE BATHROOM sat just behind. The main living space comes in the form of a large SITTING ROOM backing onto the rear garden through sliding doors whilst an open kitchen/breakfast room currently offers a good range of storage and again perfectly positioned to enjoy the views to the rear of the home over the PRIVATE REAR GARDEN all being served by a wrap around DRIVEWAY leading to a detached brick GARAGE.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC





- No Chain
- Detached Bungalow
- Backing Onto Farmed Fields With Unspoilt Views
- Large Sitting Room Backing Onto Rear Garden
- Two Double Bedrooms
- Three Piece Bathroom
- Private Rear Garden
- Driveway & Garage

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 sits on the right hand side of this close fronted by greenery where a shingle driveway wraps around the front and right hand side of the home giving ample off road parking leading towards the detached brick garage at the very rear.



## THE GRAND TOUR

Once inside, the central hallway is the first place to greet you granting access to all living accommodation within the property as well as a handy built in storage cupboard next to the three piece bathroom. To the very front of the home two well proportioned double bedrooms can be found, both of which are laid with carpeted flooring and overlook the greenery to the front of the home. The bedroom to the right hand side is slightly larger with both being more than capable of hosting a double bed with further storage solutions and front fronted by uPVC double glazed windows and all neutrally decorated. From the hallway the three piece bathroom suite can be found currently fitted with a part tiled surround and shower head mounted over the bath with low level storage heater. This space is also fitted with vinyl flooring with frosted glass window to the outside. At the very rear of the property the kitchen emerges, currently offering a mixture of wall and base mounted storage units with the ability to add more if desired and generous worktop space. The flooring opens towards the rear for a potential breakfast table with views over the gardens and farm fields at the very rear. The main living space sits just next door to this in the form of an open sitting room due to its large conventional size, this space could potentially host both a sitting and dining room suite with sliding double glazed doors leading you directly into the rear garden and again enabling full enjoyment of the views to the rear of the home.

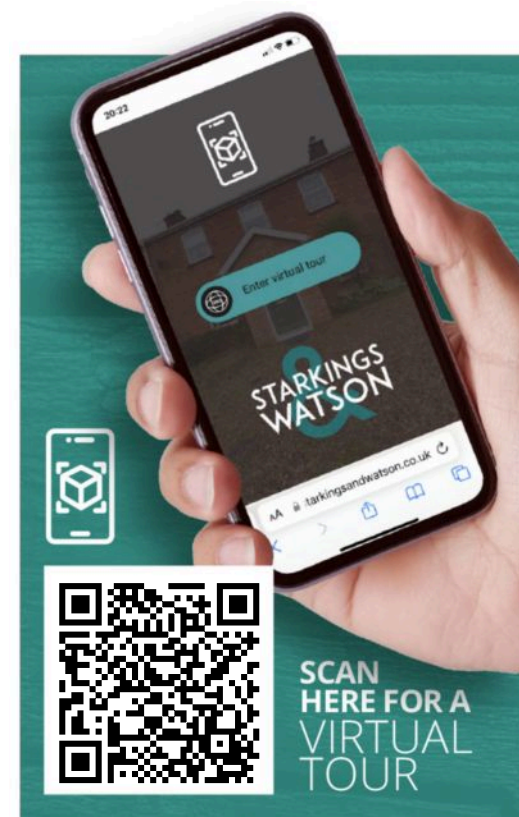
## FIND US

Postcode : NR9 4RG

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## VIRTUAL TOUR

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









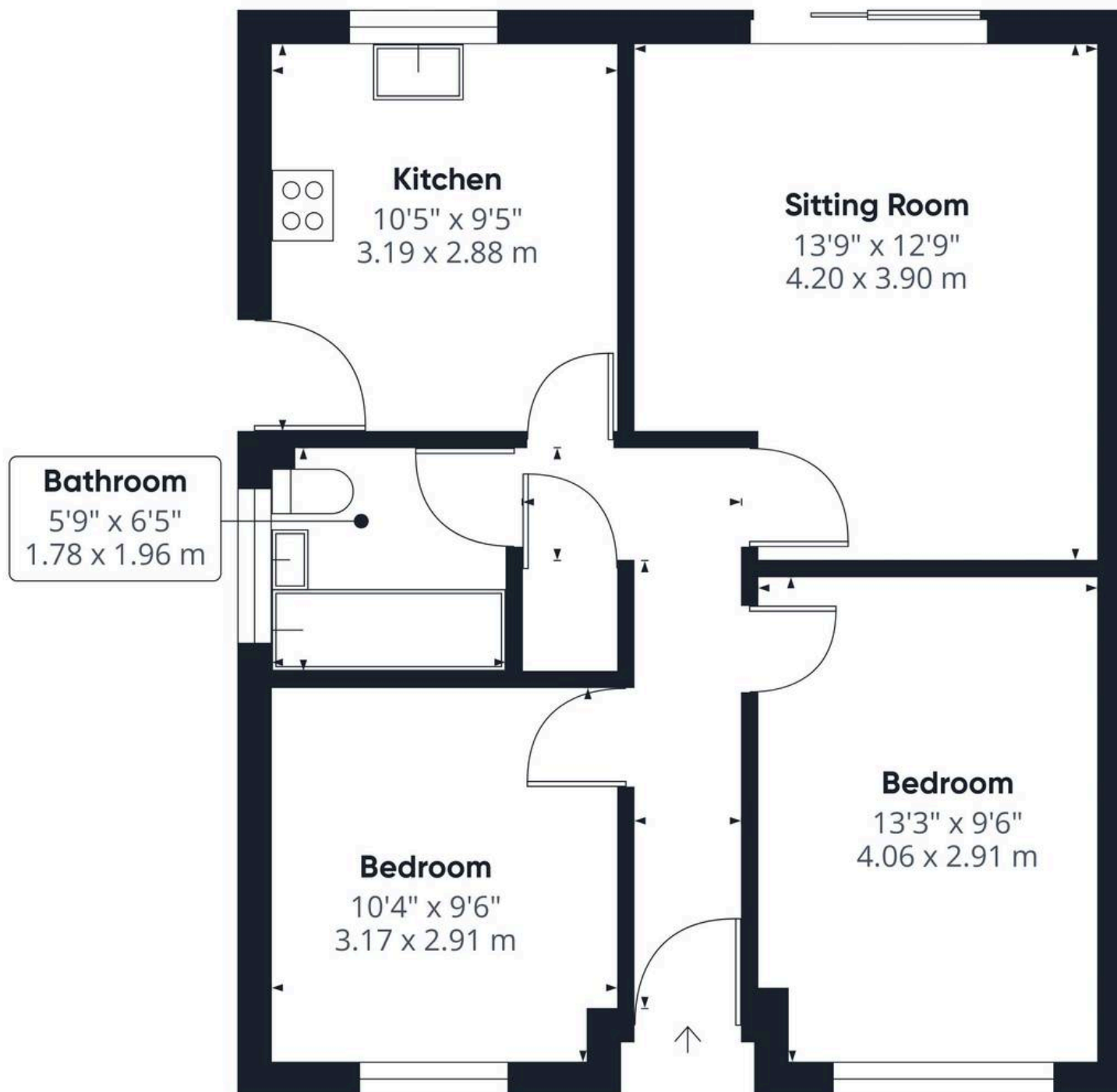


## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with a mixture of timber fencing and tall mature shrubs and hedges. The current owners have carefully pruned the hedges to the rear in order to enhance the views out towards the back where a raised patio seating area has been perfectly positioned to enjoy the setting sunshine in the warmer months. The rest of the garden is laid with a mixture of flagstone patio tiles with multiple colourful planting beds giving vibrancy to the outside space.







**Approximate total area<sup>(1)</sup>**

590 ft<sup>2</sup>

54.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

**GIRAFFE360**





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