



Muir Drive, Hingham - NR9 4PQ

STARKINGS
&
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HYBRID ESTATE AGENTS



Muir Drive

Hingham, Norwich

This IMMACULATE detached FAMILY HOME occupies a QUIET RESIDENTIAL LOCATION, with well kept and IMMACULATE INTERNAL accommodation, ample PARKING and a GARAGE. With over 1100 Sq. ft (stms) internally, the property sits on a corner plot with a low maintenance frontage, and a WALLED LAWNED GARDEN with patio space. The HALL ENTRANCE leads to the cloakroom, 18' DUAL ASPECT SITTING ROOM with FRENCH DOORS, and 18' KITCHEN/DINING ROOM with space for a table, and a door to the UTILITY ROOM. Upstairs, THREE BEDROOMS lead off the landing, with an EN SUITE SHOWER ROOM and separate family bathroom. Oil fired CENTRAL HEATING and double glazing is installed.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain!
- Modern Build & Immaculate Interior
- 18' Kitchen/Dining Room
- Cloakroom & Utility Room
- Dual Aspect Sitting Room
- Three Bedrooms
- Walled & Lawned Gardens
- Off Road Parking to Front & Garage to Rear

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 of course the St. Andrews Church which stands proudly next to the property.

SETTING THE SCENE

A low maintenance frontage approaches the property with a shingled parking area. Further tandem parking and a garage can be found to rear, along with gated access to the garden.



THE GRAND TOUR

Heading inside, easy to maintain wood effect flooring runs underfoot, with the hall entrance offering stairs to the first floor and doors to the main ground floor rooms. To your left a dual aspect sitting room can be found, with a feature fire place, wood effect flooring and uPVC double glazed French doors onto the rear garden. The cloakroom is finished with a two piece suite and a tiled splash back. The kitchen is a great open plan space, with dual aspect windows, and space for a good sized dining table. With integrated cooking appliances, fridge freezer and a dishwasher, wood effect flooring runs underfoot, with an inset sink and drainer unit with attractive tiled splash backs. Under stairs storage can be found, along with a door to the utility room - providing further storage cupboards and space for a washing machine. A door leads to the rear garden.

Heading upstairs, the carpeted landing offers great natural light with a window to rear, along with twin built-in storage cupboards. Doors lead off to three bedrooms - all of which are carpeted, one with a built-in cupboard and the main bedroom a door to the en suite. The en suite offers a three piece suite comprising a low level W.C, pedestal hand wash basin and shower cubicle, with tiled splash backs. The family bathroom is a similar style with a shower over the bath.

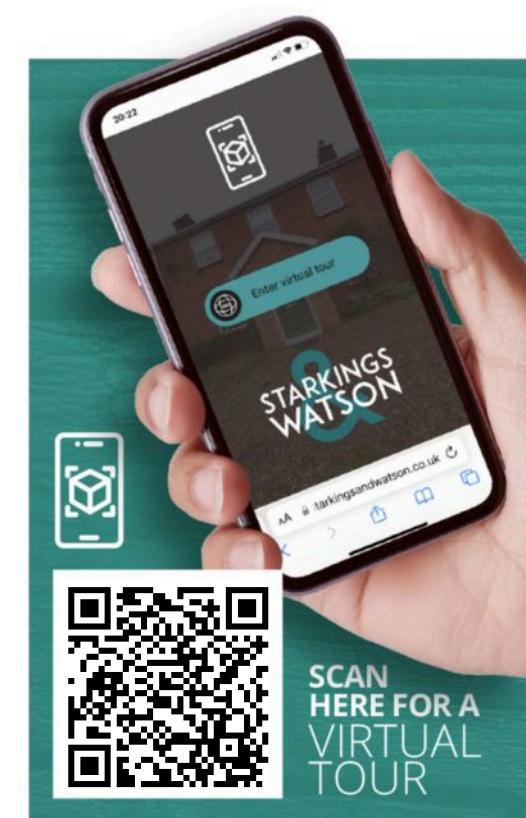
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VIRTUAL TOUR

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



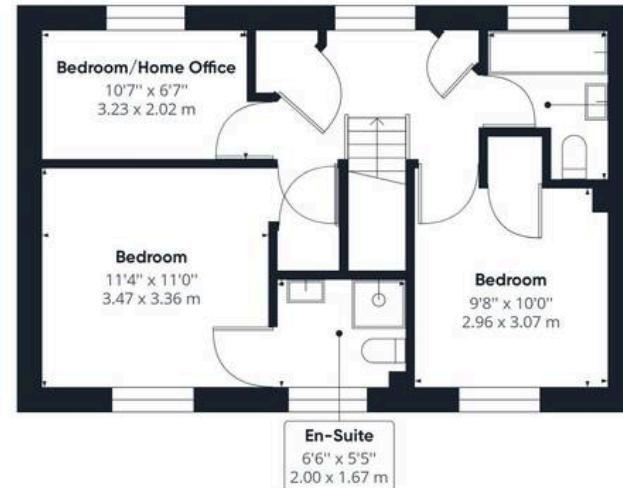




THE GREAT OUTDOORS

The rear garden is laid to lawn and fully enclosed with a walled and fenced boundary. The rear patio leads from the sitting room French doors, whilst planted borders can be found to all sides. Gated access leads to the rear drive, with a door to the garage, which also offers an up and over door to front, storage above, power and lighting.





Approximate total area⁽¹⁾

1123.85 ft²

104.41 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor Building 2



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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.