

SOWERBYS

Norfolk Property Specialists



4 Hindringham Road

Walsingham, Norfolk, NR22 6DR

£325,000



Viewing by appointment with our
Wells-next-the-Sea Office 01328 711711 or wells@sowerbys.com



4 HINDRINGHAM ROAD

Standing in an elevated position with steps up from the road, this picturesque brick and flint cottage has been recently modernised and refurbished. Our sellers have given careful thought to the refurbishment and blended original character alongside contemporary features throughout.

The kitchen combines the use of the enamel sink and drainer unit with its period brass taps, painted panelling to the walls and ceiling, contemporary lighting and beautifully tiled floor, themes that are repeated in the sitting room. The sitting room also boasts the installation of a wood-burning stove, set in a red brick fireplace on a pamment tiled hearth, with a built-in understairs storage cupboard to its side. This delightful room offers both dining and seating areas. The generous ground floor bathroom has also been modernised to provide a suite of white sanitary ware and built-in storage, enhanced by the part tiling and panelling to the walls. The Norfolk Winder staircase leads to the first floor dual aspect bedroom, with its character boarded floor.

The outside space is delightful, with its enclosed rear garden providing a patio, terraced lawn and a brick built outbuilding. This pretty little cottage boasts a wealth of character and charm and should be viewed to fully appreciate.



KEY FEATURES

- Picturesque Brick and Flint Cottage
- Recently Modernised and Refurbished
- Original Character Alongside Contemporary Features
- Kitchen
- Sitting Room with Wood-Burning Stove
- Dual Aspect Bedroom
- Generous Bathroom
- Delightful Gardens with Patio, Lawn and Brick Built Outbuilding





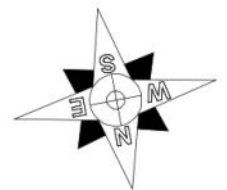
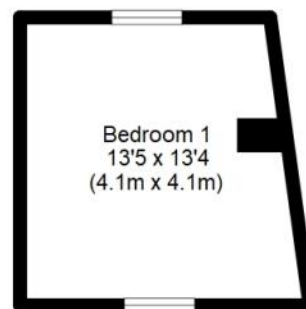




Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
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APPROX GROSS INTERNAL FLOOR AREA: 493 sq. ft / 46 sq. m

WALSINGHAM

The pretty village of Walsingham attracts pilgrims, artists, birdwatchers and those seeking a slower pace of life. The village has many fine period cottages, offers good local shopping including a vibrant farm shop, and has a popular restaurant, a good pub and a primary school. It is well known throughout the country as a religious centre with pilgrimages to the Anglian Shrine and Slipper Chapel at nearby Houghton St Giles.

SERVICES CONNECTED

Mains electricity, water and drainage connected. Electric night storage heating.

COUNCIL TAX

Band B,

ENERGY EFFICIENCY RATING

E. Ref:- 4239-1229-2000-0662-3226

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.

Viewing by appointment with our Wells-next-the-Sea Office:
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