



8 Oak Lane,  
Hingham,  
Norwich,  
NR9 4JY

Guide Price: £465,000







- Quiet cul-de-sac in the village centre
- Spacious corner plot position
- Well presented throughout
- 4 double bedrooms
- Recently upgraded heating
- Updated kitchen and bathroom suite
- Double garage and off road parking
- Manicured front and rear gardens

#### Location

Located in a quiet cul-de-sac just moments from the centre of Hingham, an elegant market town once known as 'Little London' due to the quality of its buildings. The town is picturesque and famed for its ancestral links to one time US president, Abraham Lincoln, to which a local café on The Fairlands still promotes the name. A large part of Hingham's popularity is down to its useful facilities, shops and local businesses which are centred around the pretty Market Place. The town also has a primary school and doctors' surgery which was recently voted within the top 10 surgeries in England. Several other market towns including Wymondham, Attleborough and Dereham are all within 10 miles from Hingham, with Norwich also just 14 miles away. Norwich is a historic and popular university city offering a vibrant entertainment scene, with numerous independent shops, bars and restaurants, as well as excellent shopping facilities. The city offers good transport links with a central railway and bus station and an international airport located just a few miles north of the city.







**The Property** This spacious 4-bedroom home benefits from a social and practical layout. Entrance hall with WC and plenty of cloaks/boot space opens into a large sitting room laid to engineered wood flooring and statement lighting. Moving into the dining area with French doors to a large area of decking for alfresco dining. This area flows nicely to the recently installed kitchen which features a wide variety of wall and floor units plus integrated appliances such as the electric oven and fridge/freezer. The ground floor also benefits from a further useful room currently utilised as a home office but would make a wonderful snug, craft room or even 5th bedroom if required. The light and generous landing provides access to four good sized bedrooms, most with useful built in storage. The master bedroom has an en-suite shower room and wonderful views over the gardens and over to Hingham church. The family bathroom has recently been upgraded and now features a 4-piece suite with modern panelling and tiling throughout. The décor overall is fresh and contemporary, the first-floor benefits from new carpets throughout.

**Outside** Occupying a very generous corner plot, the property is approached by a manicured front lawn, double garage and tandem off-road parking for many more vehicles. The garage is detached and is fully equipped with lighting and power. The garden to the rear of the property is mainly laid to lawn but for a large area set to decking. The gardens are established and feature an array of mature shrubs and trees.

**Services** Mains water, electricity, and drainage are connected. Oil fired central heating. Boiler and oil tank have been recently replaced and under guarantee.

**Viewing** Strictly by appointment with TW Gaze.

**Freehold**

**Council Tax Band – E**

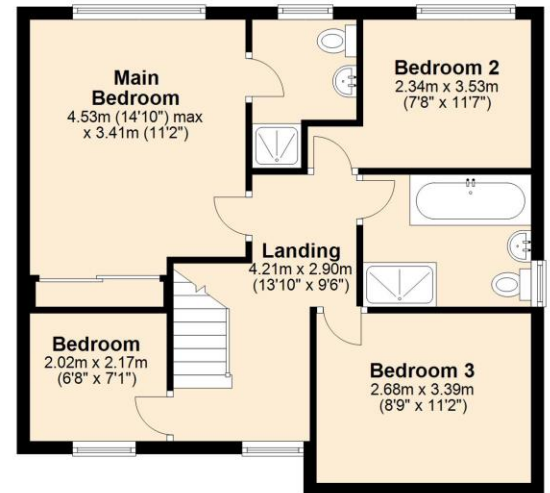
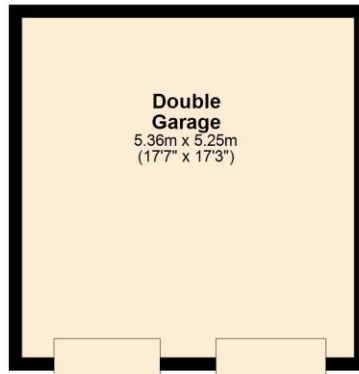
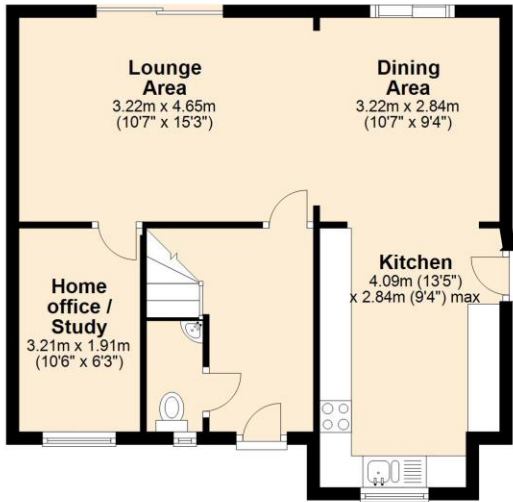


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Ground Floor**  
Approx. 79.6 sq. metres (856.6 sq. feet)

**First Floor**  
Approx. 53.2 sq. metres (572.8 sq. feet)



Total area: approx. 132.8 sq. metres (1429.3 sq. feet)

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