



16 Hopsack Road
Hingham
Norwich
NR9 4FB

Guide Price: £265,000



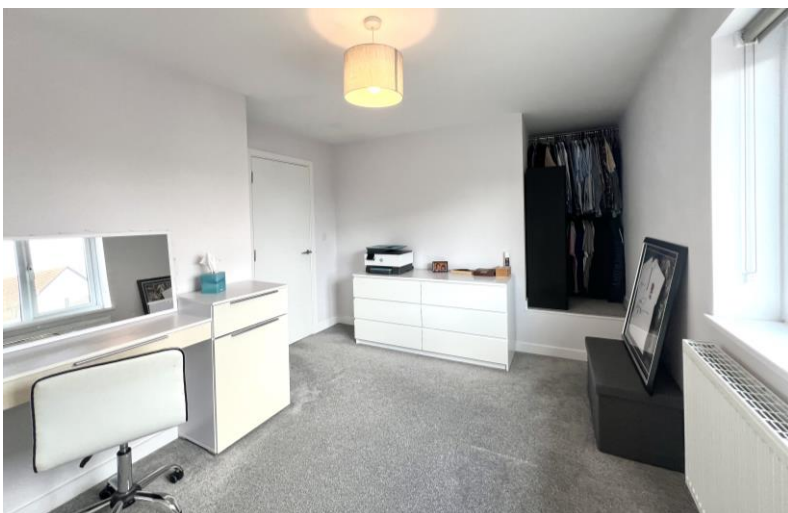


- Immaculately presented modern home
- 2 bedrooms with en-suite off main bedroom
- Energy efficient solar panels and air source pump
- Still under NHBC warranty (2 years remaining)
- A rated EPC
- Private garden, not overlooked
- Intruder alarm
- Built by renowned local house builder, Abel Homes
- Bosch appliances
- No onward chain

Location

The small market town of Hingham 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 shops and facilities, butcher, excellent pub and restaurant (The White Hart), 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

Built by renowned local house builders, Abel Homes, this warm, comfortable home proudly promotes energy efficiency and has an A rated EPC, benefitting from air source heating and PV panels, the later contributing towards lower energy bills and usage during daylight hours. The property is immaculately presented and benefits from great features throughout, such as soft close cupboards and crisp kitchen spotlights, water softener with filters tap and bosch appliances. This home is neutrally decorated, with stylish cloakroom and ensuite which are both tiled with large fitted mirrors. The high level of detail continues, with fitted electric blind in the living room included in the sale.

Outside

To the side is a part gravel and paved driveway which caters for approximately three vehicles and leads to the impressive single garage opened by electronically operated door, the garage is carpeted, has fitted units. A secure side gate opens to a well-kept garden which offers excellent privacy and is a real sun trap. The garden comprises paved patio and lawn. Tucked away behind the garage is a useful store shed.

Services

Mains electric, water and drainage are connected. Air source heat pump provides central heating.

How to get there – What3words:

relating.jeep.kiosk

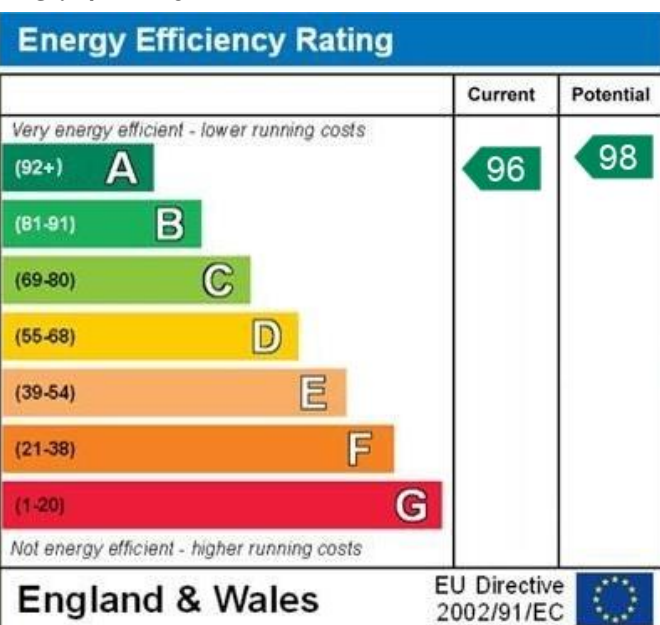
Viewing

Strictly by appointment with TW Gaze.

Agent note - The seller of the property is related to an employee of TW Gaze.

Council Tax Band: B

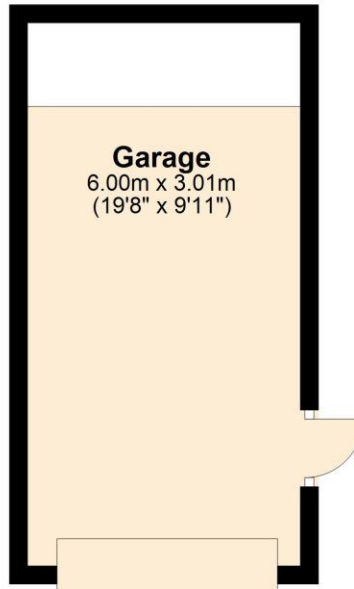
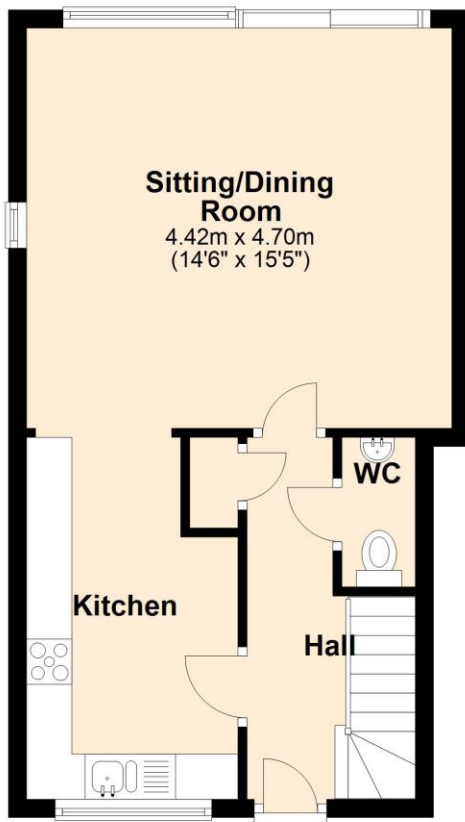
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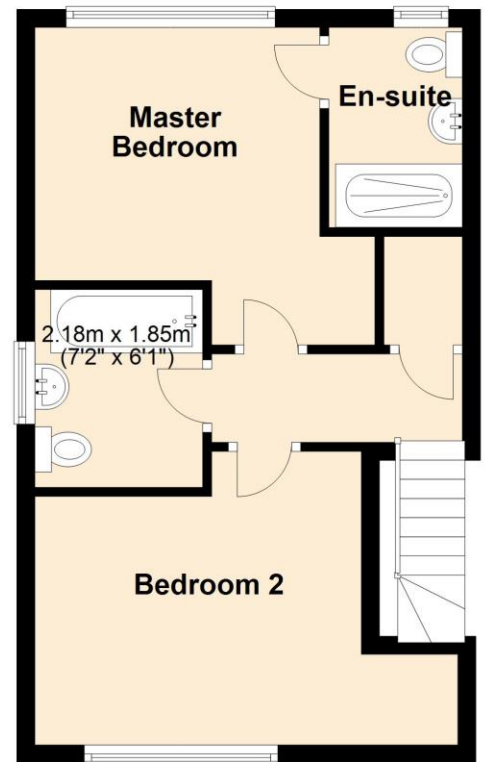
Ground Floor

Approx. 56.2 sq. metres (605.4 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



Total area: approx. 91.0 sq. metres (979.9 sq. feet)

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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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