



24 Watton Road
Hingham
NR9 4HB

Asking Price £350,000





- Three/four-bedroom semi-detached house
- Large landscaped garden backing onto fields
- Open plan kitchen/diner/family room with integrated kitchen appliances
- Off road parking for several vehicles
- Electric charging point for vehicle
- Individually programmable electric heaters
- Solar panels (owned outright) with Duracell battery to store generated electricity
- Popular Hingham location

Location

Hingham is 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 three/four-bedroom family home offers flexible accommodation. The property has been sympathetically extended and boasts a large open plan kitchen/diner/family room perfect for family living. The kitchen benefits from having integrated appliances. The open plan lounge has a feature multi fuel burner and double doors leading to bedroom 4. A utility room with pantry cupboard and units with space for a washing machine and tumble dryer can be found along with a ground floor W.C . The downstairs boot room allows for access into the landscaped garden. To the first floor there is a very modern family bathroom suite and three good size bedrooms with the back bedrooms having views over the garden and field beyond. There are fitted wardrobes to the main bedroom including drawers and a TV point.

Outside

The front garden provides off road parking for several vehicles and caravan, there is an electrical point for charging a vehicle. To the rear of the property is fully enclosed private garden with patio area leading to lawned garden with views over fields to the rear. The property benefits from the added feature of solar panels (owned outright) and a Duracell battery to store electricity generate. Out of the two outbuildings, one benefits from power with 4 additional outdoor covered sockets in the rear garden. There is an additional shed in the garden providing extra storage.

Services

Mains electricity, water and drainage are connected.

How to get there – What3words:

grass.indicates.painted

Viewing

Strictly by appointment with TW Gaze.

Tenure: Freehold

Council Tax Band: D

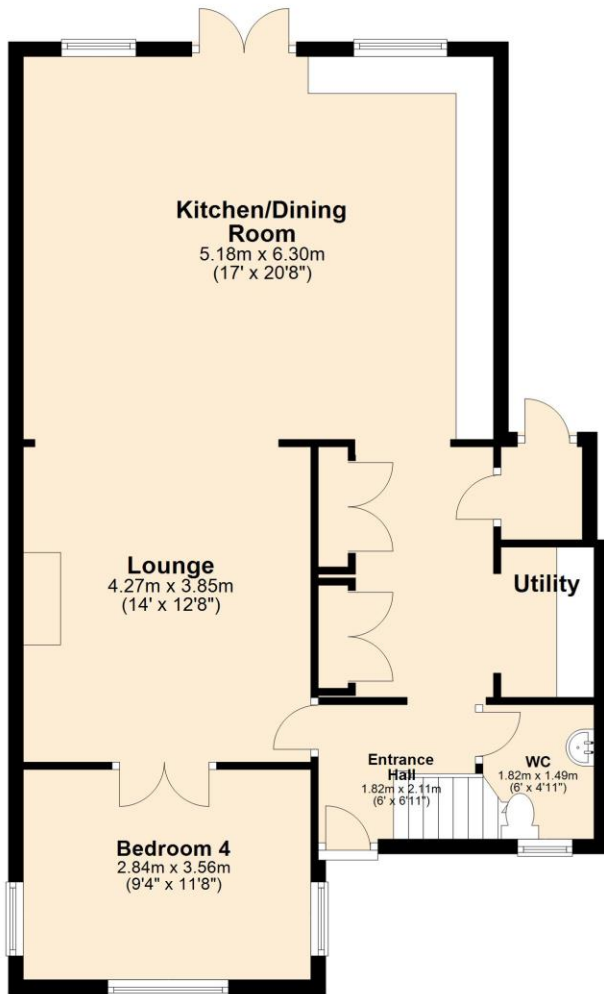
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AWAITING EPC



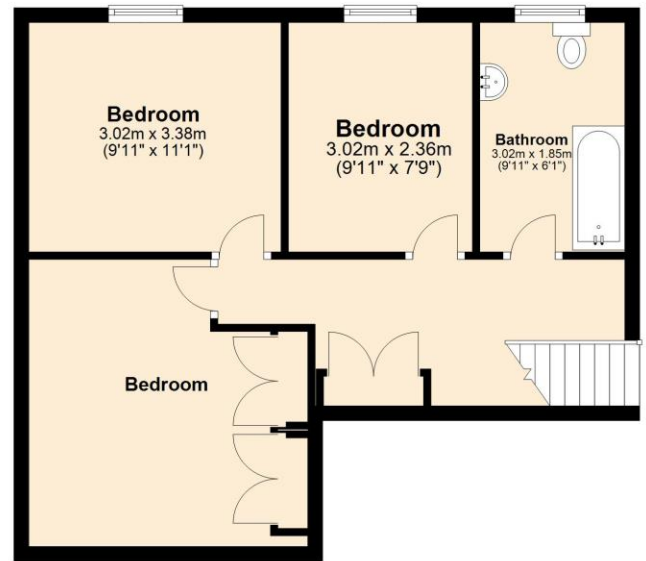
Ground Floor

Approx. 80.2 sq. metres (863.0 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



Total area: approx. 124.7 sq. metres (1342.4 sq. feet)

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