



1 Admirals Walk  
Hingham  
Norfolk  
NR9 4JL

Guide Price : £300,000 - £325,000





- Offered with no onward chain
- Detached family home
- Immaculately presented
- 3 bedrooms
- Private garden situated on a corner plot
- Brick Garage with driveway
- Ground floor W.C
- Sought after location

### 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 doctor's 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**

Located on a quiet close, this three bedroom detached property occupies a corner plot offering large wrap around gardens to rear and side lending itself to possible extension to provide more accommodation (stpp). On entering the property there is a good size hall leading to an open plan lounge diner with dual aspect windows to front and rear, fitted kitchen and ground floor W. C. To the first floor there are three good size bedrooms and a family bathroom. The garage has been divided and offers storage to the front and a home office/study to the rear.

### **Outside**

To the front of the property there is off road parking for several vehicles. To the rear of the property there is a private garden with patio area and further side garden with mature hedges to the boundary.

### **Services**

Mains electric, water and drainage are connected. There is oil central heating.

### **How to get there – What3words:**

Approvals.hiker.gearing

### **Viewing**

Strictly by appointment with TW Gaze.

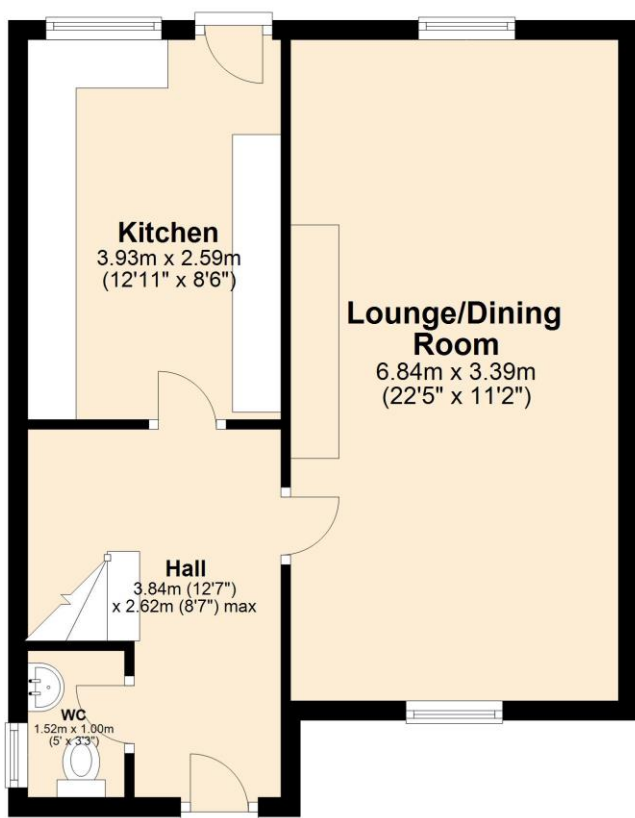
**Council Tax Band: C**

**Ref: 219586**



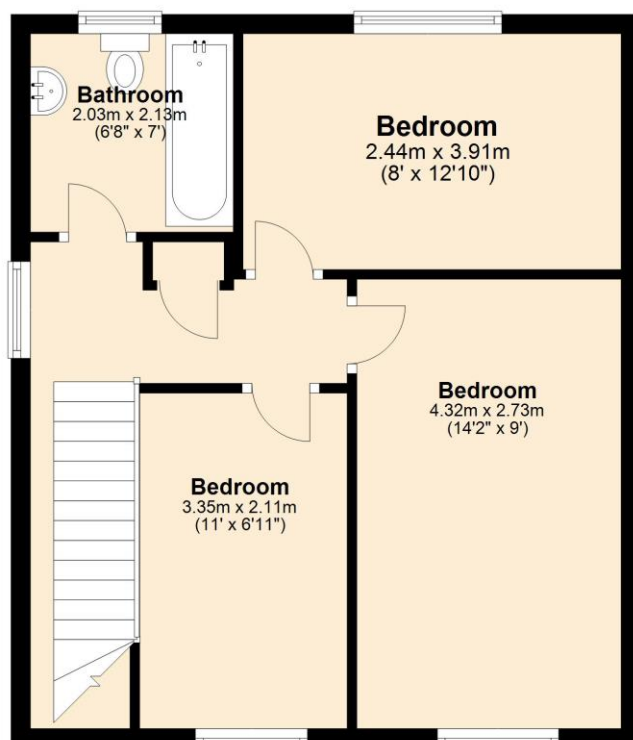
### Ground Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.1 sq. feet)



Total area: approx. 87.0 sq. metres (936.5 sq. feet)

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