LONGSONS

Springfield Way, Hingham, Norwich, NR9 4PR

Three bedroom detached house in the sought after town of Hingham. The property would benefit from some updating but has loads of potential with conservatory, kitchen/dining room, en-suite shower room, gardens, garage and off-road parking, gas central heating and UPVC double glazing.

No onward chain!

Price £300,000 Freehold

18 High Street Watton Thetford Norfolk IP25 6AE
Tel: 01953 883474 | Email: watton@longsons.co.uk
https://www.longsons.co.uk

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Situated in the popular town of Hingham, Longsons are delighted to bring to the market this three bedroom detached home. The property would benefit from some updating but has loads of potential with conservatory, kitchen/dining room, en-suite shower room, gardens, garage and off-road parking, gas central heating and UPVC double glazing.

Offered with no onward chain!

Briefly the property offers entrance hall, lounge, kitchen/dining room, conservatory, utility room, three bedrooms with en-suite to bedroom one, family bathroom, gas central heating, UPVC double glazing gardens, garage and off road parking.

HINGHAM
Dereham: 9 miles, Watton: 7 miles, Attleborough: 7 miles, Norwich: 20 miles.
Hingham is a well serviced town with regular bus routes. Hingham town has a Co-op, newsagents, bakery, butcher and various coffee shops. It also has a dentist, doctors, primary school, hair & beauty shops and is also home to the White Hart pub, restaurant and B&B. With easy access into Attleborough and Norwich for the train lines taking you into London Kings Cross.

Entrance Hall
UPVC double glazed door to front, under stairs cupboard, stairs to first floor, radiator.

Kitchen/Dining Room
17'11" (5.46m) x 9'7" (2.92m)
Range of fitted units to walls and floor, worksurface over, one and a half bowl stainless steel sink unit with mixer tap and drainer, tiled splashbacks, space for dishwasher, freezer and fridge, integrated double oven, integrated hob with extractor fan over, storage cupboard, dual aspect UPVC double glazed windows to rear and front, two radiators.

Utility Room
Kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, partly tiled walls, radiator, UPVC double glazed door leading to conservatory.

Lounge
17'11" (5.46m) x 1'0" (0.3m)
Feature fireplace with inset gas fire, UPVC double glazed window to front, UPVC double glazed French door leading to rear garden, two radiators.

Conservatory
12'4" (3.76m) x 11'5" (3.48m)
UPVC double glazed conservatory, tiles to floor, folding UPVC double glazed doors to rear garden.

Stairs and Landing
UPVC double glazed window to front, two storage cupboards, radiator.

Bedroom One
11'0" (3.35m) x 11'0" (3.35m)
Range of fitted wardrobes and dressing table, built-in cupboard, UPVC double glazed window to rear, radiator, oor leading to en-suite shower room.

En-suite Shower Room
Shower cubicle, hand wash basin with tiled splashback, WC, obscure glass UPVC double glazed window to rear, extractor fan, radiator.

Bedroom Two
9'10" (3m) x 9'6" (2.9m)
Built-in cupboard, UPVC double glazed window to rear, radiator.

Bedroom Three
10'7" (3.23m) x 6'8" (2.03m)
UPVC double glazed window to front, radiator.

Bathroom
Bath with shower attachment, hand wash basin, WC, partly tiled walls, obscure glass UPVC double glazed window to rear, radiator.

Outside Front
Gravelled driveway leading to double garage providing off-road parking, gated access to rear garden.

Garage
Up and over door to front, door leading to rear garden.

Rear Garden
Paved patio, area laid to lawn, wall to perimeter, gated access to front.

Agent`s Note
EPC rating D63 (Full copy available on request)
Council tax band C (Own enquiries should be made via South Norfolk Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Three Bedroom Detached House
- Sought After Town Location
- Kitchen/Dining Room and Utility Room
- Energy Efficiency Rating
- Garage, Gardens and Off-Road Parking
- No Onward Chain

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