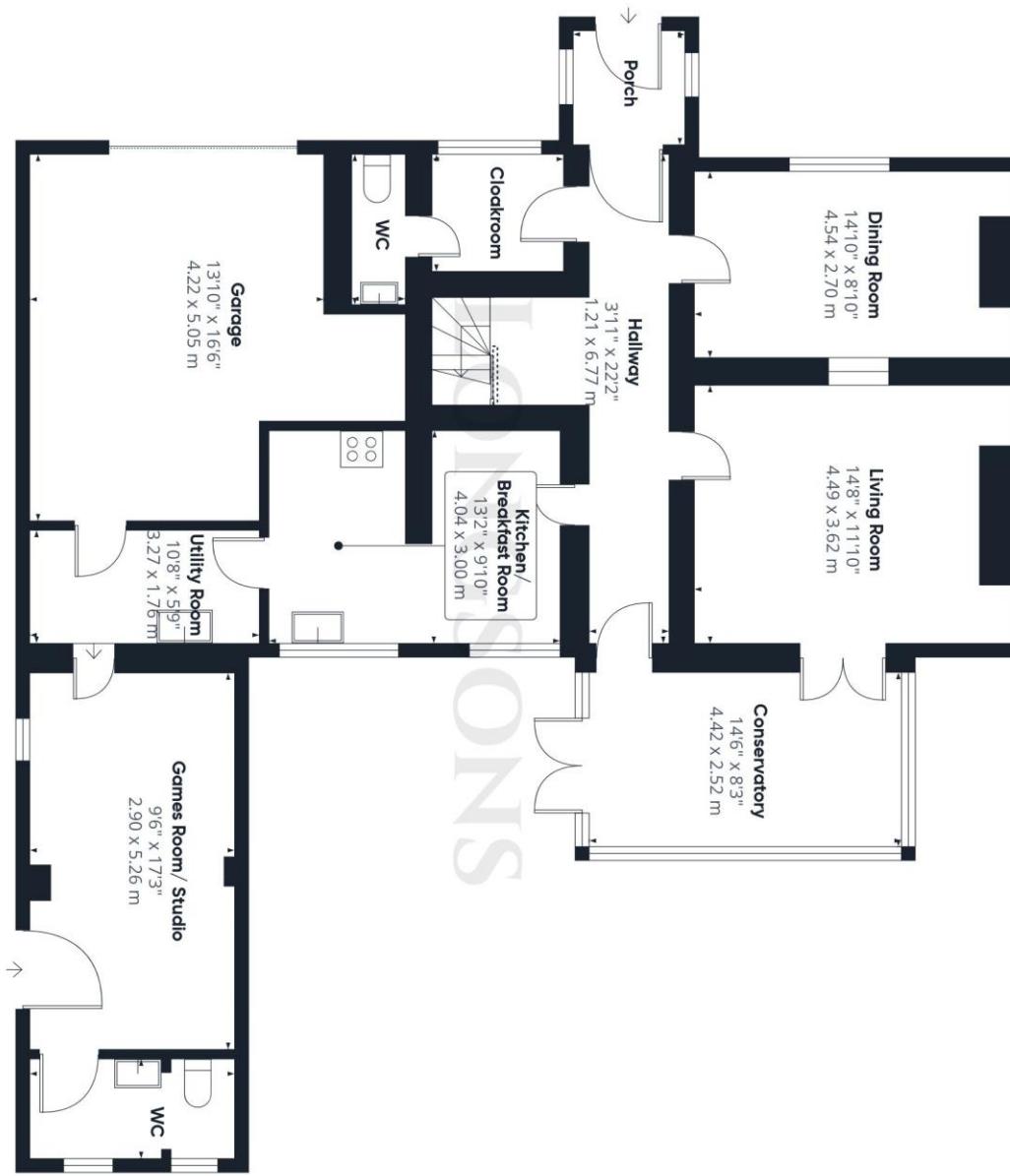




## Seamere Road, Hingham, Norwich, NR9 4LW

Absolutely fabulous, detached, spacious, individual three bedroom period home situated with glorious far reaching countryside views on the outskirts of Hingham. This superb property has much to offer including large gardens with outbuildings, two reception rooms, conservatory, games room, garage and parking!

**Price £500,000 Freehold**





Situated in an idyllic location with glorious countryside views on the outskirts of Hingham, Longsons are delighted to bring to the market this absolutely fabulous, detached, spacious, individual three bedroom period home. Full of character throughout, this superb property has much to offer and includes two reception rooms, games room/studio, two cloakrooms with WC's, conservatory, garage, ample parking, open sided barn, outbuildings, large gardens and UPVC double glazing.

Viewing highly recommended to appreciate all that is on offer!

Briefly, the property offers entrance porch, entrance hall, lounge, dining room, conservatory, kitchen/breakfast room, utility room, games room/studio, two cloakrooms with WC's, three bedrooms, bathroom, garage, large gardens with various outbuildings, parking for numerous vehicles, oil fired central heating and UPVC double glazing.

#### 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 Porch

Composite entrance door to front, UPVC double glazed windows to either side.

#### Entrance Hall

Stairs to first floor, understairs storage cupboard, radiator.

#### Lounge

#### 14'8" (4.47m) x 11'10" (3.61m)

Feature fireplace with inset live flame LPG gas fire, shelving and cupboard to alcove, UPVC double glazed French doors opening to conservatory, radiator.

#### Dining Room

#### 14'10" (4.52m) x 8'10" (2.69m)

Feature open brickwork fireplace, UPVC double glazed window to front, glazed window through to lounge, radiator.

#### Conservatory

#### 14'8" (4.47m) x 11'10" (3.61m)

Modern UPVC double glazed conservatory enjoying glorious open countryside views to rear, French doors opening to rear garden, electric power and light.

#### Kitchen/Breakfast Room

#### 13'2" (4.01m) x 9'10" (3m)

Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven, integrated electric hob with extractor hood over, space for under counter fridge, two UPVC double glazed window to rear, tiles to floor, radiator.

#### Utility Room

#### 10'8" (3.25m) x 5'9" (1.75m)

Kitchen units to wall and floor, stainless steel sink unit with double drainer, space and plumbing for washing machine, space for tall upright fridge/freezer, floor mounted oil fired central heating boiler, door to garage.

#### Games Room/Studio

#### 9'6" (2.9m) x 17'3" (5.26m)

Exposed beams to ceiling, stable style entrance door opening to side, UPVC double glazed window to side, electric, power and light.

#### Rear Cloakroom

Wash basin, WC, obscure glass window to rear.

#### Cloakroom with WC

Cloakroom area with UPVC double glazed window to front, radiator, door to WC with wash basin, WC, extractor fan, radiator.

#### Stairs & Landing

Loft access, radiator.

#### Bedroom One

#### 14'3" (4.34m) x 12'0" (3.66m)

Fitted wardrobes, built in storage cupboard housing hot water cylinder, UPVC double glazed window to rear enjoying far reaching countryside views, radiator.

#### Bedroom Two

#### 14'7" (4.45m) x 9'0" (2.74m)

UPVC double glazed window to front, radiator.

#### Bedroom Three

#### 11'0" (3.35m) x 5'7" (1.7m)

UPVC double glazed window to front, radiator.

#### Bathroom

Four piece bathroom suite comprising large shower cubicle, bath with mixer tap and separate hand shower attachment, wash basin, WC, fully tiled walls, UPVC double glazed window to rear, radiator.

#### Garage

Wider than average garage with motorised main roller door to front, electric power and light.

#### Outside Front

Large front garden laid to lawn, hedge, trees and wooden fence to perimeter.

#### Rear & Side Gardens

Orchard area to side with corrugated shed and additional parking space, gated entrance to vegetable growing area, rear garden laid to lawn enjoying fabulous far reaching countryside views, selection of shrubs and plants, large open side barn providing covered parking/seating area also enjoying far reaching countryside views, wooden stable style shed with covered canopy area to front, driveway providing parking for numerous vehicles.

#### Agent's Note

EPC rating TBC (Full copy available on request)

Council tax band D (Own enquiries should be made via South Norfolk District Council)

- Superb, Individual Period Property
- Three Bedrooms
- Glorious Far Reaching Views
- Energy Efficiency Rating TBC
- Two Reception Rooms & Games Room
- Large Gardens with Various Outbuildings
- Parking for Numerous Vehicles
- Oil Fired Central Heating
- Edge of Town Location

