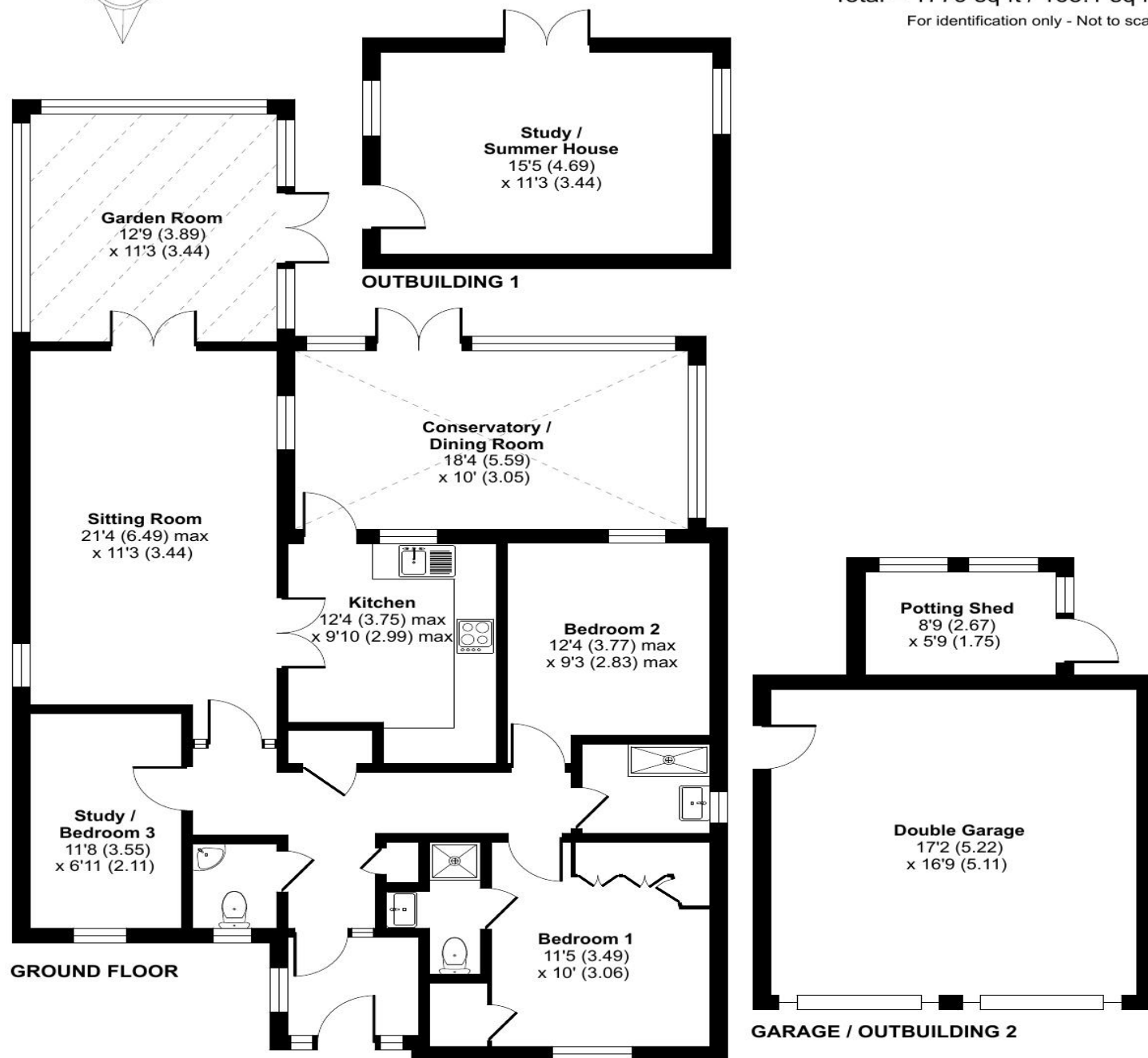


## Oak Lane, Hingham, Norwich, NR9

Approximate Area = 1270 sq ft / 117.9 sq m  
 Garage = 287 sq ft / 26.6 sq m  
 Outbuildings = 222 sq ft / 20.6 sq m  
 Total = 1779 sq ft / 165.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Longsons. REF: 1330178



## Oak Lane, Hingham, Norwich, NR9 4JY

Three bedroom detached bungalow on a sizable plot in the sought after town of Hingham. The property offers flexible accommodation with garden room, conservatory, cloakroom, en-suite, well maintained gardens, parking, double garage, oil central heating and UPVC double glazing.  
 Offered chain free

**Price £375,000 Freehold**

18 High Street Watton Thetford Norfolk IP25 6AE  
 Tel: 01953 883474 | Email: [watton@longsons.co.uk](mailto:watton@longsons.co.uk)  
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Situated in the popular town of Hingham, Longsons are delighted to bring to the market this detached three bedroom bungalow. The property offers flexible accommodation with a garden room, conservatory, en-suite facilities, on a sizable plot with delightful well maintained and established gardens, double garage and parking for numerous vehicles.

HINGHAM  
Dereham: 9 miles, Watton: 7 miles, Attleborough: 7 miles, Norwich: 20 miles. Hingham is a well serviced town with a bus route. Hingham town has a co-op, corner shop with post office and various coffee shops. Hingham 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

UPVC porch with double glazed door to front, with obscure glass panels to it's sides, double door to hallway.

#### Entrance Hall

Cupboard housing the hot water cylinder, loft access.

#### Kitchen

**12'4" (3.76m) x 9'10" (3m)**  
Range of kitchen units to walls and floor, work surface over, sink unit with mixer tap and drainer with additional drinking water tap, fully tiled walls and floor, space for Range style cooker with extractor hood over, integrated dishwasher and fridge, ceiling fan, double glazed window to rear, double glazed door leading to conservatory.

#### Conservatory/Dining Room

**12'9" (3.89m) x 11'3" (3.43m)**  
Brick and wooden conservatory with ceiling fan, electric heater, French doors leading to rear garden, space and plumbing for washing machine, space for tumbler dryer.

#### Sitting Room

**21'4" (6.5m) x 11'3" (3.43m)**  
Feature fireplace with electric faux wood burner, UPVC double glazed double French doors leading to garden room, obscure glass UPVC double

glazed window to side, double glazed window to side, two radiators, ceiling fan.

#### Garden Room

**18'4" (5.59m) x 10'0" (3.05m)**  
Brick and UPVC garden room, French doors leading to rear garden, electric heater, ceiling fan.

#### Cloakroom

WC, corner wash basin, obscure glass UPVC double glazed window to front.

#### Bedroom One

**11'5" (3.48m) x 10'0" (3.05m)**  
Range of fitted wardrobes and cabinets, UPVC double glazed window to front, radiator, ceiling fan, door to en-suite.

#### En-Suite Shower Room

Shower cubicle, WC, wash basin.

#### Bedroom Two

**12'4" (3.76m) x 9'3" (2.82m)**  
Fitted wardrobes, double glazed window to rear, radiator, ceiling fan.

#### Bedroom Three

**11'8" (3.56m) x 6'11" (2.11m)**

UPVC double glazed window to front, radiator, ceiling fan.

#### Shower Room

Double shower cubicle, wash basin, towel radiator, obscure glass UPVC double glazed window to side.

#### Summer House/Study

**15'5" (4.7m) x 11'3" (3.43m)**

Wooden summer house with electricity and light, windows to rear and side, double doors leading to rear garden.

#### Double Garage

**17'2" (5.23m) x 16'9" (5.11m)**

One motorised electric and one up and over door to front, power and lights, doors either side leading to rear garden.

#### Outside Front

Driveway leading to double garage with additional gravel area for parking, area laid to lawn, pathway leading to front door, hedge to perimeter, gated access to rear garden.

#### Rear Garden

Sizable well established rear garden mainly laid to lawn with trees, shrubs and flowers to raised beds and borders, area laid to gravel, paved patio seating area, wooden fence to perimeter, gated access to front, oil tank and external boiler located to the side of the property.

#### Agent's Note

EPC rating D56 (Full copy available on request)  
Council tax band D (Own enquiries should be made via Breckland District 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 Bungalow

- Popular Sought After Location

- Garden Room, Conservatory and Summer House

- Energy Efficiency Rating D56

- Sizable Plot with Double Garage and Ample Parking

- Oil Fired Central Heating and UPVC Double Glazing

- Shower, En-Suite and Cloakroom

- Chain Free!

