



30 Oak Lane
Hingham
NR9 4JY

twgaze



Offers Over £525,000



- Stunning 4/5 bedroom detached family home
- Total plot extends to around 0.31 ac (stms)
- Superb mature garden with space for growing family
- Areas of lawn with established trees, hedging and spacious south facing patio area with sunny aspect
- Impressive open plan kitchen/diner with lantern skylights and bi-folding doors
- Ground floor bedroom/study with cloakroom
- Boot room and separate utility
- Field views
- Double garage and driveway parking for 4+ cars
- Private gem just a short walk from the shops and Market Place

Location

The house is tucked away at the bottom of Oak Lane, just a short walk from all that the attractive market town of Hingham has to offer. Once known as 'Little London' on account of the quality and character of its architecture, Hingham is also well known for its ancestral links to former US President Abraham Lincoln, a connection which remains an interesting part of the town's identity today. Much of Hingham's appeal lies in its picturesque setting and excellent range of everyday amenities, with a variety of shops and local businesses centred around the pretty Market Place. The town is also home to The White Hart, an extremely popular pub, restaurant and boutique hotel, as well as a primary school and well-regarded doctors' surgery, making it particularly well served for a community of its size. Other local market towns, including Wymondham, Attleborough and Dereham, are just a short drive away, while the historic city of Norwich lies approximately 14 miles distant. Norwich offers an extensive range of shopping, entertainment, leisure and cultural facilities, together with excellent transport connections. including mainline rail services, a central bus station and international airport.



The Property

Having been thoughtfully extended by the sellers, this detached family home is beautifully presented throughout, with bright, open plan accommodation and an impressive flow that lends itself particularly well to both family life and entertaining. At the heart of the house is the quality fitted kitchen, with a generous range of units and worktop space arranged around a central preparation island. From here, the room opens naturally into a wonderfully spacious dining area, where sky lanterns and bi-folding doors bring in plenty of natural light and create an effortless connection with the sunny paved patio beyond. The open plan arrangement continues into the comfortable 18' living room, where a wood-burning stove forms an attractive focal point. From the entrance hallway there is a useful boot room and generous utility room, the latter opening directly into the garden. A second reception room offers further flexibility and could equally serve as a fifth bedroom, home office or work room, supported by a nearby cloakroom/WC. On the first floor, the landing leads to four well-proportioned double bedrooms and the family bathroom, with several rooms enjoying fantastic views across the neighbouring field beyond the boundary. The dual aspect principal bedroom makes the most of this outlook and has a particularly bright feel, together with a fitted wardrobe, space for a dressing table and stylish en-suite shower room.

Outside

The gardens and overall outside space have a genuine 'wow factor' and help set this house apart from many others nearby. The generous corner plot benefits from extensive lawns, complimented by mature trees creating a wonderful leafy and mature setting with an excellent degree of privacy. A cleverly positioned tree-house is a particularly appealing addition for children, while the generous garden provides an abundance of space to play, relax and entertain.

Services

Mains electricity, water and drainage are connected. Oil fired central heating.

How to get there

What3words: gilding.unit.inches

Viewing

By appointment with TW Gaze

Freehold

Council Tax: E

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

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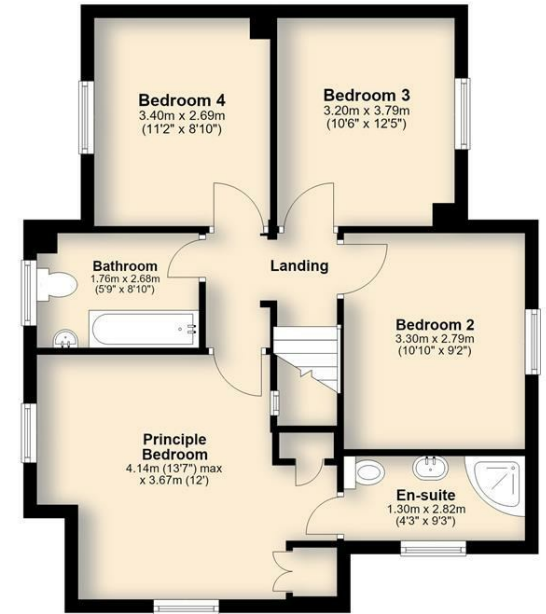
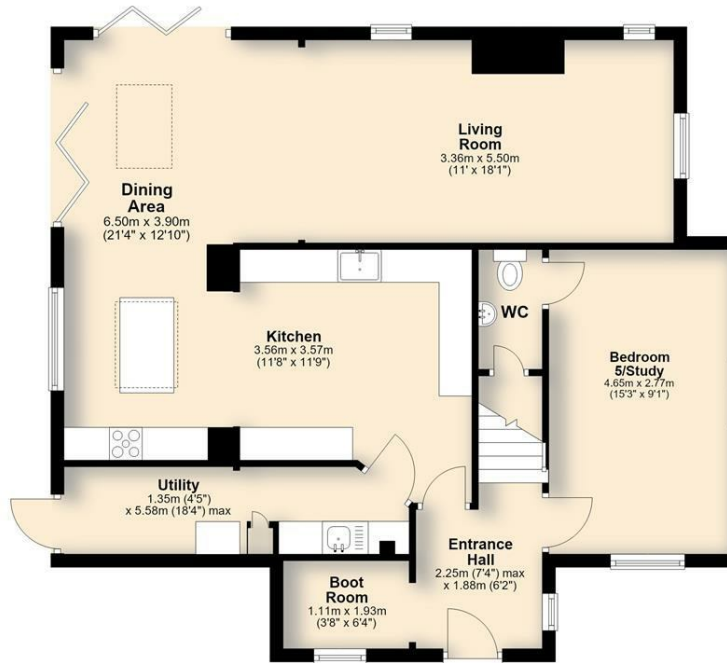
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Total area: approx. 140.7 sq. metres (1514.8 sq. feet)

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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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