



Market Place | Hingham | NR9 4AF
Guide Price £390,000

twgaze

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A decadent grade II listed two bedroom home in the heart of the popular well served village of Hingham. With a wealth of features including sash window, window shutters, wood burner and private garden backing on to the local church.

- Grade II Listed Home
- Two bedroom
- Lounge with fireplace
- Spacious dining room
- Country kitchen
- Garden Room
- Private enclosed garden
- Period features
- Oil fired central heating

Full Description

Guide Price £390,000- £400,000

Location

This elegant house is set in the Conservation Area of Hingham which is a charming village enjoying a wide range of independent shops, all within walking distance, ranging from those of practical everyday use to the more boutique. The White Hart in the centre of the village is a well appreciated destination pub/restaurant and hotel and there is also a primary school, public library, sports hall and playing field with tennis courts, dental surgery and large medical centre. Norwich is just 15 miles to the east and the ever popular market town of Wymondham is only 7 miles away. Hingham is also close to the newly dualled A11 providing a quick access to Newmarket Cambridge, Norwich and London. Railway stations at Wymondham and Attleborough provide regular services to Norwich, Cambridge, and London. Regular half hourly bus services go to Norwich via the university and hospital and Wymondham.





The Property

This property is listed as Grade II and it is easy to see why. The house dates from early 19th Century and many of the original features of the house remain including the traditional windows with pine shutters, fireplaces, flooring, and stairway. The front door with brick arch and glazed fanlight opens into the hall with stairway straight ahead. A beautifully presented home offering a blend of period charm and modern living. The welcoming lounge features a wood-burning stove, creating a cozy atmosphere, while the elegant dining room is enhanced by sash windows and traditional shutters. The open-plan, country-style fitted kitchen includes a double porcelain Butler sink, with ample space for a range cooker, perfect for those who love to cook and entertain. The light-filled garden room offers stunning views over the courtyard garden, providing an ideal space to relax. To the first floor, there are two generous double bedrooms, one of which benefits from a feature cast-iron fireplace with a tiled insert. The luxury family bathroom is complete with a roll-top bath, separate shower cubicle, and modern vanity wash basin, offering both style and comfort. This delightful home offers character, charm, and practicality throughout, in a truly enviable location.

Outside

There is a gated passageway to the side allowing easy access to the rear garden which is irregular in shape and measures around 23'deep by 19'wide. It has been created to maximise the space and with the varying surfaces (paving, gravel, slate) it is an interesting area ideal for a containerised garden which can be varied to suit personal tastes throughout the year. With the houses surrounding, the garden is very sheltered and has its own microclimate. Leading out to the rear is a gate onto the churchyard.

Services

Mains water, electricity and drainage are connected to the property. Oil fired combination boiler providing heating to radiators and domestic hot water.

Tenure

Freehold

How to get there

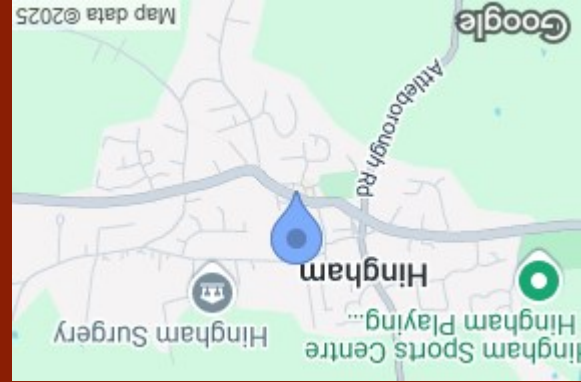
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Viewing

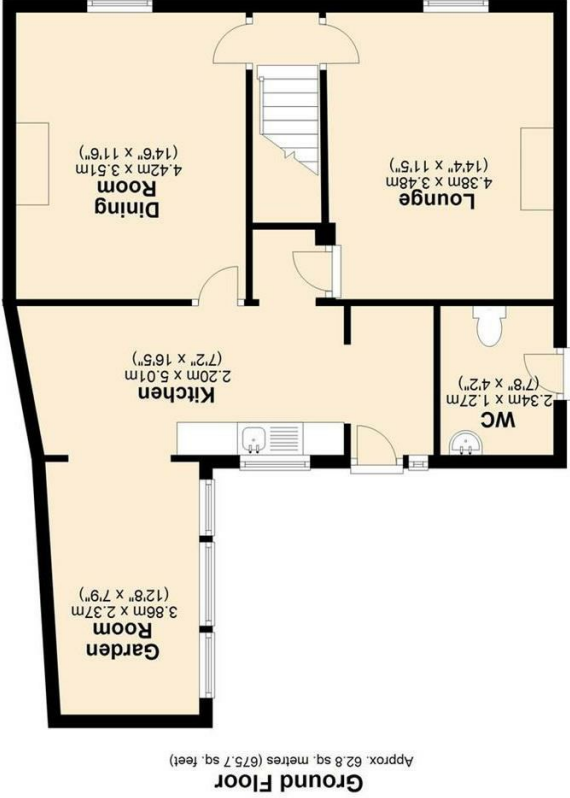
Strictly by appointment with TWGaze

Council Tax C

Ref 2/19726



Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	1-20
B	21-30
C	31-40
D	41-50
E	51-60
F	61-70
G	71-80
Very energy efficient - lower running costs	



Total area: approx. 113.1 sq. metres (1217.7 sq. feet)

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