

Muir Drive | Hingham | NR9 4PQ

Guide Price £300,000 - £315,000

twgaze

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A well presented three bedroom family home in the sought-after village of Hingham, featuring an en-suite to the master bedroom and a bright conservatory. Boasting a large rear garden, garage and driveway parking.

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- Three bedrooms
- En-suite shower room and family bathroom
- Good size lounge
- Conservatory
- Large private garden
- Single garage with off road parking
- Popular village location

The Location
Hingham is a small South Norfolk market town enjoying a wide range of independent shops and local businesses, all within walking distance. The White Hart is prominently placed and is a well regarded pub/restaurant and hotel. The town offers 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 duelled A11 providing 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 run to Norwich, via the UEA (University of East Anglia) and the hospital.





















The Property
This well-presented three-bedroom detached family home is tucked away in a sought-after cul-de-sac, offering thoughtfully arranged accommodation ideal for modern family living. The ground floor features a welcoming entrance hall, a well-appointed kitchen, a convenient cloakroom, and a bright sitting room that flows seamlessly into a conservatory. The conservatory, enhanced by underfloor heating, provides an excellent additional reception space with pleasant views over the garden perfect for year-round use. Upstairs, the property offers three bedrooms, including a principal bedroom with its own en-suite shower room, along with a contemporary family bathroom. The home further benefits from solar panels, improving energy efficiency, as well as an electric car charging point adding both practicality and future-ready appeal. Overall, this property combines comfort, functionality, and a desirable location, making it an excellent choice for families.

The Outside
At the front, a shingle driveway offers ample off-road parking and direct access to a charming brick-built garage, while to the rear, an expansive garden provides a series of inviting patio areas, ideal for both entertaining and relaxation. A further patio hosts a delightful summer house, currently home to a hot tub, creating a private retreat perfectly suited for unwinding or enjoying outdoor gatherings in style.

Freehold
Services: Mains electric, main water, mains drainage and oil heating

How to get there: what3words///flicks.warp.hops

Viewing: Strictly by appointment

Council Tax Band C

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20130

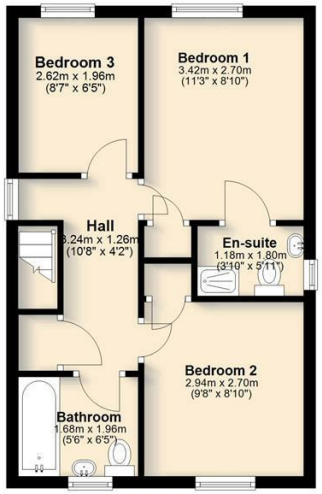






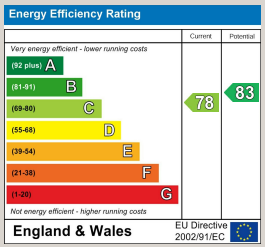


Ground Floor
Approx. 50.2 sq. metres (540.6 sq. feet)



First Floor
Approx. 37.0 sq. metres (398.4 sq. feet)

Total area: approx. 87.2 sq. metres (938.9 sq. feet)



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