



Admirals Garden | Norwich | NR9 4JW

£550,000

twgaze

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A beautifully appointed four-bedroom detached family home, nestled within an exclusive development of just four properties, offering exceptional privacy, elegance, and contemporary living. This impressive residence features a detached double garage and a secluded private walled garden.

- Four bedroom executive detached
- Main bedroom with en-suite shower room
- Kitchen/breakfast room
- Utility room
- Dining room
- Lounge
- Double garage
- Private walled garden

The Location

Hingham is conveniently placed for access to the vibrant market towns of Wymondham and Attleborough and the well known Wymondham College. The city of Norwich with its widely regarded cultural, shopping, entertainment and educational facilities lies around 15 miles away via the B1108. This trunk road enables good access to such Norwich destinations as The Research Park, Norwich and Norfolk Hospital and the UEA. The city has a mainline railway service into London Liverpool Street, a journey scheduled to take around two hours and a short drive to Attleborough railway station offers direct train links to both Cambridge and Stanstead Airport. There is the Popular White Hart Hotel and public house and an interesting collection of shops, a butchers, a bakery and other small businesses. Hingham Primary School and Hingham Doctors surgery are a two minute walk from the property.





The Accommodation

This exceptional four-bedroom detached residence offers beautifully appointed accommodation, ideal for modern family living. The ground floor is introduced by an entrance porch leading into a welcoming reception hall, complemented by a stylish cloakroom/WC. At the heart of the home lies a superbly appointed kitchen/breakfast room, thoughtfully designed with contemporary finishes, alongside a separate utility room. A formal dining room provides an elegant space for entertaining, while the generously proportioned lounge enjoys an abundance of natural light, with patio doors opening seamlessly onto the landscaped rear garden. To the first floor, a striking galleried landing enhances the sense of space and light, leading to the impressive principal bedroom suite, complete with fitted wardrobes and a luxurious en-suite shower room featuring twin vanity sinks. Three further well-sized bedrooms are served by a beautifully presented family bathroom. Having been owned from new, the property has been meticulously maintained and sympathetically enhanced by the current owners, resulting in a home of both quality and refinement throughout.

The Outside

This attractive property is nestled within an exclusive development of just four homes, offering a sense of privacy and community. A generous driveway provides ample off-road parking for several vehicles and leads to a substantial brick-built double garage. The outdoor space is equally impressive, featuring a secure and well-maintained garden with a patio area, alongside a charming enclosed walled garden perfect for relaxing, entertaining, and enjoying outdoor living in a private setting.

Freehold

Services

Mains electricity, mains water mains sewers and oil fired central heating

How to get there

[what3words///play.reversed.majors](https://www.what3words.com/play/reversed/majors)

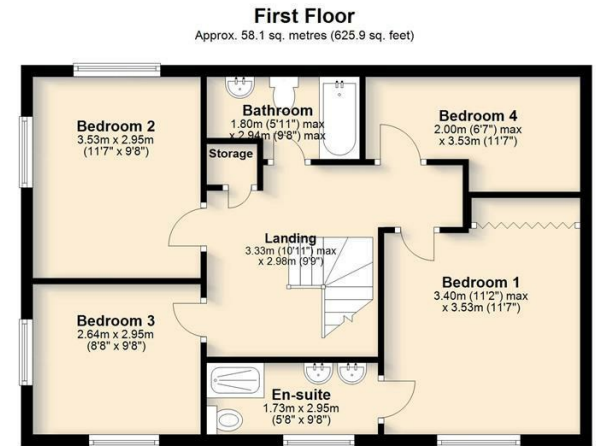
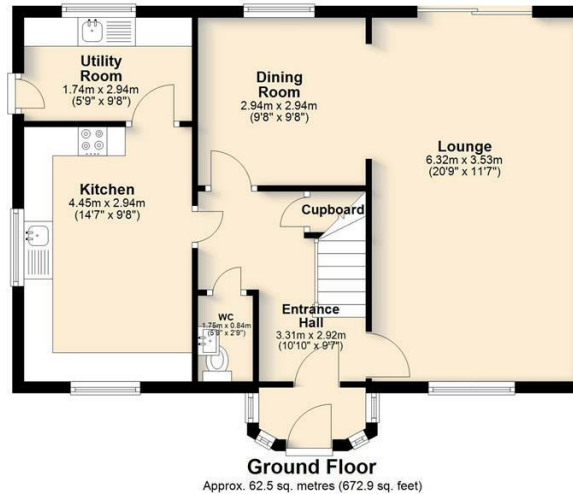
Viewing

Strictly by appointment

Council Tax Band E

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 proposed purchaser. Payment is required Prior to the transaction being formally instructed with solicitors.

Ref 2/20180



Total area: approx. 120.7 sq. metres (1298.8 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (12 plus) A | | | |
| (91-91) B | | | |
| (69-80) C | | | |
| (54-68) D | | | |
| (39-54) E | | 58 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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