

40 Rectory Gardens, Hingham

£340,000 Freehold

Nestled in a tranquil setting with stunning field views, this exceptional 4-bedroom detached house boasts a private corner plot complemented by its own natural charm and character. Situated on a prime position, this property offers a rare opportunity to reside amidst the largest Redwood tree in Norfolk, creating a unique and picturesque backdrop.

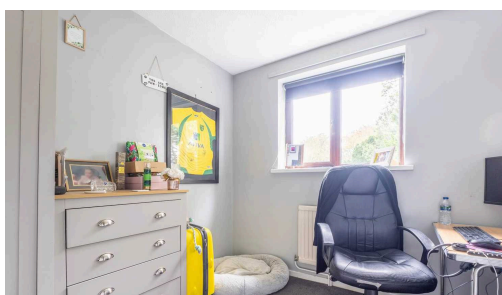
Location

Nestled in the charming market town of Hingham, Rectory Gardens offers a perfect blend of rural tranquillity and convenient accessibility. This location enjoys the best of Norfolk's picturesque countryside, with scenic surroundings and a peaceful, community-oriented atmosphere. Hingham itself is rich in history, featuring a variety of period architecture, and offers an array of local amenities including independent shops, cosy cafes, and essential services, all within easy reach. For families, there are highly regarded schools nearby, and the area provides a range of outdoor activities, from leisurely country walks to more active pursuits. Despite its serene setting, the property is well-connected, with easy access to the A11, leading directly to the bustling city of Norwich. Rectory Gardens is a wonderful opportunity for those seeking a balance between a peaceful village lifestyle and the convenience of urban amenities.



Rectory Gardens

Upon entering the home, a welcoming hallway leads to the spacious living room featuring a distinctive feature fireplace. To the left, the dining room provides seamless access to the well-appointed kitchen, complete with a range of wall and base units, a built-in sink, oven, hob, and ample space for essential appliances. The ground floor is further enhanced by a convenient WC.



The property features a sunlit garden room with double doors opening to the rear garden, inviting an abundance of natural light that accentuates the airy atmosphere throughout. Upstairs, four double bedrooms offer versatile living options to cater to individual needs, while a family bathroom provides modern amenities with a panelled bath, shower over, wash basin with vanity unit, and a heated towel rail.

Externally, the property boasts a well-maintained front garden area with side access leading to the garage and an expansive rear garden offering a fully enclosed and private outdoor haven. The rear garden features a large decking area ideal for outdoor entertaining, field views, and the breathtaking Canadian Redwood tree providing a serene backdrop. Gated access to the rear and a substantial lawn complete this enchanting outdoor space.

Additionally, the property benefits from ample off-road parking, a garage, and easy accessibility to nearby amenities and highly regarded schools, making it an ideal family home in a sought-after location. Don't miss this rare opportunity to acquire a home that seamlessly blends captivating natural surroundings with contemporary living spaces.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity, and drainage.

Restrictive covenant on property - Tree preservation order

Council Tax band: D

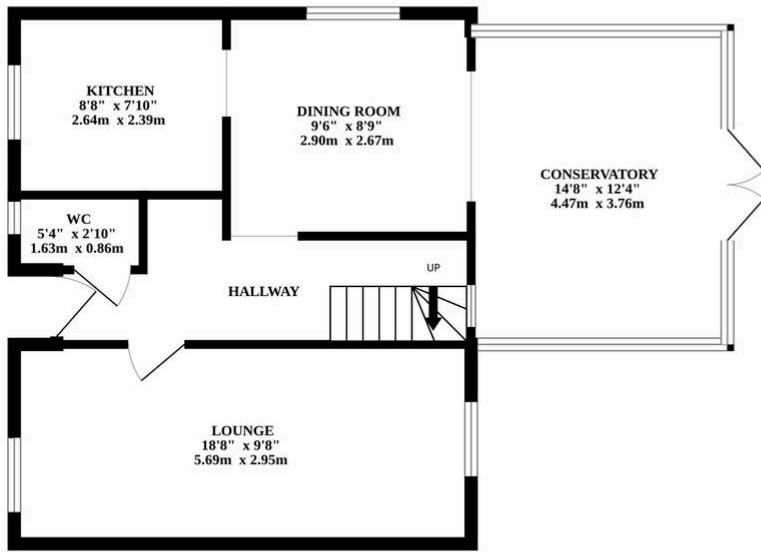
Tenure: Freehold

EPC Energy Efficiency Rating: E

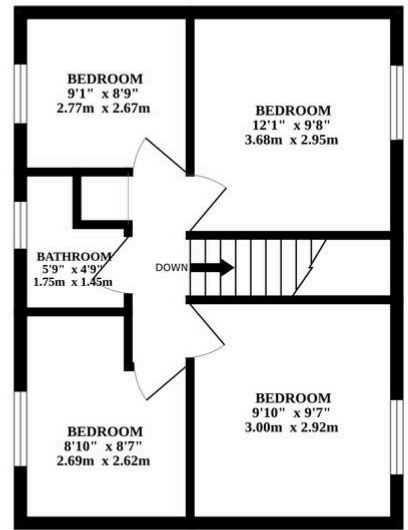
EPC Environmental Impact Rating: E



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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