



8 Church Lane, Hindolveston - NR20 5BT

£240,000 Freehold

This two-bedroom semi-detached bungalow offers a peaceful village setting and easy single-floor living. It is ideal for individuals, couples, or small families and features bright, spacious rooms and a cosy lounge with a wood burner. The study opens to the rear garden, which includes a paved seating area and a workshop/shed with electricity. Off-road parking and extra visitor space add to its appeal, making it a perfect choice for comfort and practicality.

Location

Church Lane in Hindolveston offers a charming village atmosphere, ideal for those seeking a rural yet well-connected location. The village is home to a historic church, adding character to the area. Surrounded by picturesque countryside, it provides plenty of opportunities for outdoor activities. The nearby town of Fakenham offers essential amenities, including shops, schools, and transport links, ensuring convenience while maintaining a village feel.

An active village hall enhances the community spirit, with a village bar, craft days, and health classes such as meditation, yoga, and more.

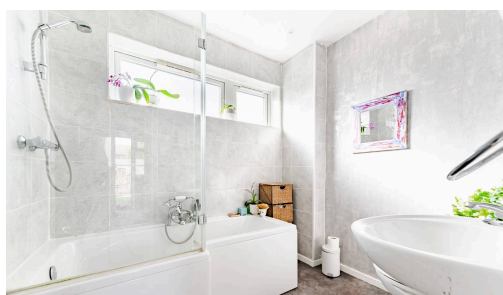


Agents notes

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

Heating system- Oil
Central Heating

Tax Council Band- D



Church Lane, Hindolveston

Upon entering through the front door, the space feels warm and cosy. The kitchen is functional and provides practical storage, offering a blank canvas ready for someone to put their stamp on. A bright lounge features a brand-new Parkray wood burner, creating a relaxing focal point for the room.

Two spacious bedrooms provide a comfortable space to unwind after a long day. A study with access to the rear garden offers a quiet spot to work or relax. The family bathroom includes a bath with an overhead shower attachment, offering comfort and convenience.

Outside, the enclosed rear garden is ideal for enjoying the outdoors. A paved seating area and space for a vegetable garden are available for those who enjoy gardening. A large workshop/shed with electricity offers space for hobbies or extra storage.

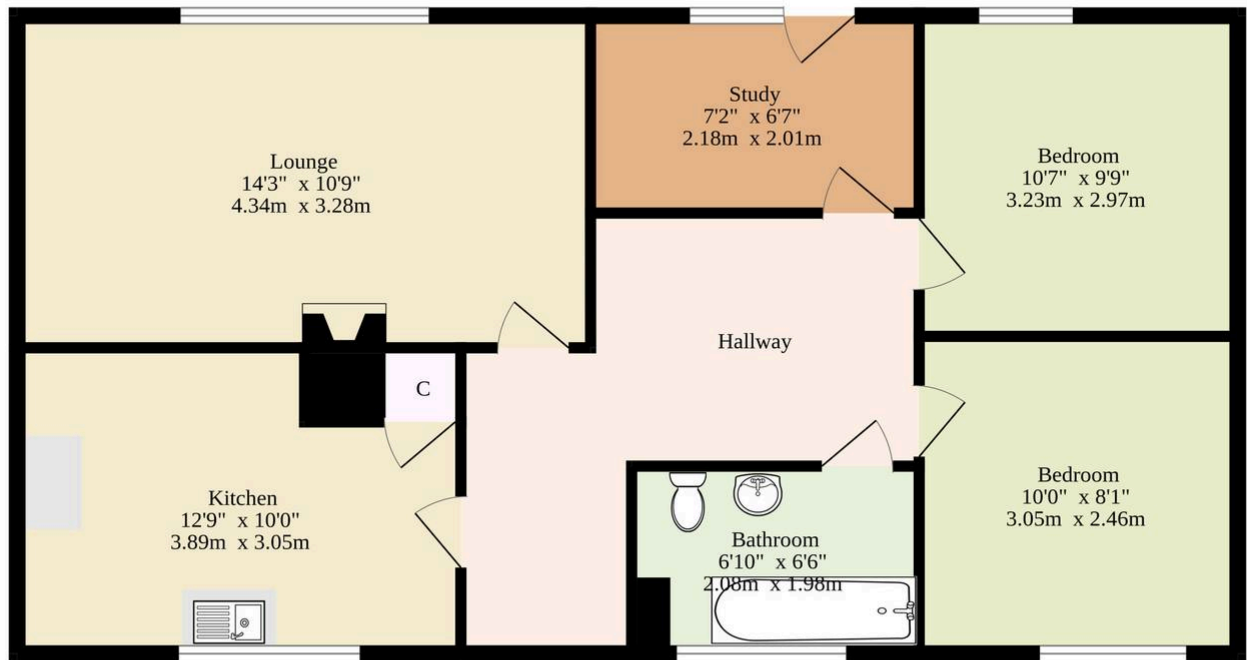
The front garden is designed in a charming cottage style and features a convenient wood shed. It has partially developed cottage-style beds, with a lavender hedge leading to the front door on one side, complemented by a few roses and other perennial plants. Small crab apples and a trained wisteria grow against the wall on the opposite side, adding character to the space.

The driveway offers off-road parking and an additional space for visitors to the front of the property.

The property also benefits from double glazing throughout, a composite front door fitted in 2022 with a 10-year warranty, updated electrics, new electrical fittings, some wires tracked in, and an updated consumer unit and consumer board in 2017. The boiler was installed in 2017, along with a new tank, pipework, and radiators.



Ground Floor
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.
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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