



1 Maltsters Drive  
Hingham  
NR9 4FD

Asking Price : £285,000





- Immaculately presented modern home
- 3 bedrooms with en-suite off the main bedroom
- Energy efficient solar panels and air source pump
- Still under NHBC warranty
- A rated EPC
- Private garden
- Brick Garage with driveway
- Built by renowned local house builder, Abel Homes
- Ground floor W.C

### Location

The small market town of Hingham is picturesque and famed for its ancestral links to one time US president, Abraham Lincoln, to which a local café on The Fairlands still promotes the name. A large part of Hingham's popularity is down to its useful shops and facilities, butcher, excellent pub and restaurant (The White Hart), and local businesses which are centred around the pretty Market Place. The town also has a primary school and doctor's surgery which was recently voted within the top 10 surgeries in England. Several other market towns including Wymondham, Attleborough and Dereham are all within 10 miles from Hingham, with Norwich also just 14 miles away. Norwich is a historic and popular university city offering a vibrant entertainment scene, with numerous independent shops, bars and restaurants, as well as excellent shopping facilities. The city offers good transport links with a central railway and bus station and an international airport located just a few miles north of the city.





**The property**

Built by renowned local house builders, Abel Homes, this warm, comfortable home proudly promotes energy efficiency and has an A rated EPC, benefitting from air source heating and PV panels, the later contributing towards lower energy bills and usage during daylight hours. The property is well presented with a modern kitchen and bathroom with shower, This home is neutrally decorated, with a stylish cloakroom and ensuite. There is an open planned lounge/diner with access and views to the garden. To the first floor there are three good sized bedrooms, main bedroom with ensuite.

**Outside**

To the side is a driveway providing parking for approximately three vehicles which leads to the single garage. The garden comprises paved patio and lawn. Tucked away behind the garage is a further lawned area suitable for storage.

**Services**

Mains electric, water and drainage are connected. Air source heat pump provides central heating.

**How to get there – What3words:**


Folders.crossword.sailor

**Viewing**

Strictly by appointment with TW Gaze.

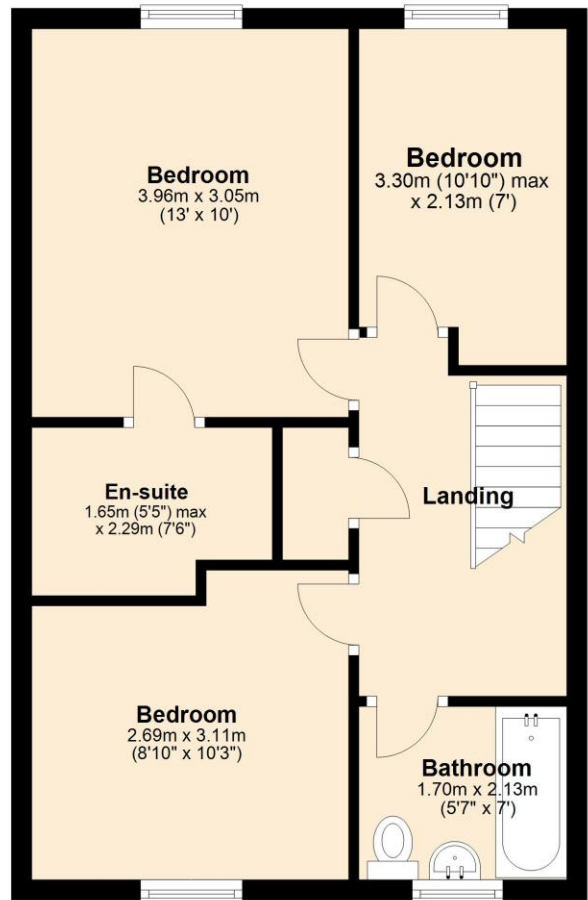
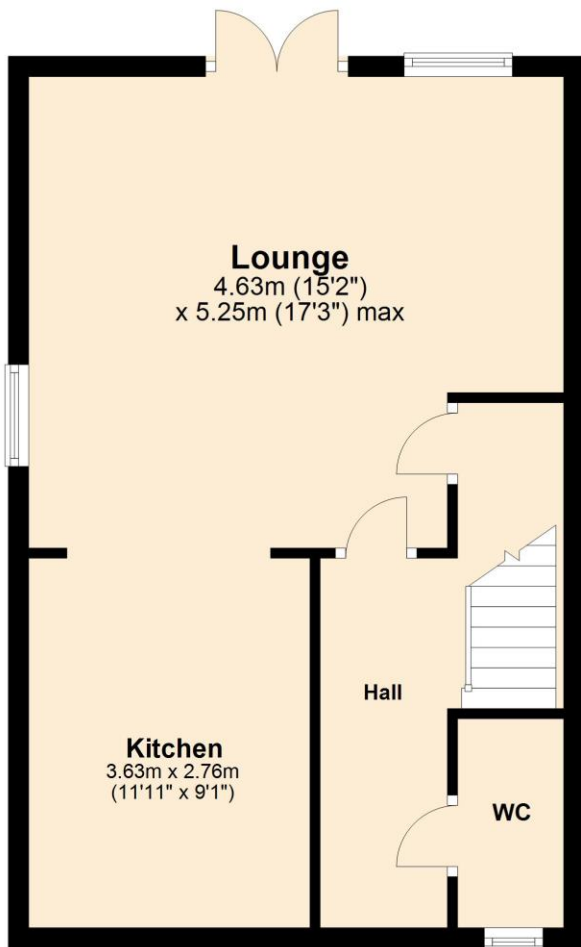
**Council Tax Band: C**

**Ref: 2/19446**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>	92	115
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Approx. Total sq. metres (928.1 sq. feet)



Total area: approx. 86.2 sq. metres (928.1 sq. feet)

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