

## 22 Bell Meadow, Hingham - NR9 4HT

£240,000 Freehold

Located in a quiet, family-friendly area, this impressive two-bedroom end-of-terrace house offers a welcoming and practical living space. Two generously sized double bedrooms provide plenty of room for both residents and guests. The bright kitchen, with a breakfast seating area, is perfect for casual dining, while natural light floods the lounge, which opens through French doors to a private, enclosed garden. A modern family bathroom and convenient downstairs WC ensure comfort and functionality. Off-road parking is provided with a driveway and garage, offering additional convenience, and the property is ideally situated close to the historic town centre, with shops, pubs, and well-regarded schools just a short distance away.



## Location

Bell Meadow in Hingham is a peaceful and desirable area, offering village life with easy access to local amenities. Just a short drive from the historic town centre, residents can enjoy a range of shops, pubs, and well-regarded schools. The surrounding countryside provides plenty of opportunities for walking and cycling, perfect for outdoor enthusiasts. Hingham is well-connected by road, with good access to Norwich and nearby towns, making it an ideal location for those seeking a quiet yet accessible setting.



## Agents notes

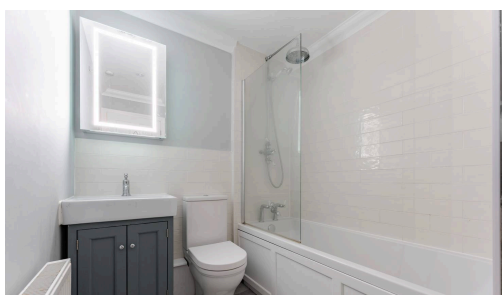
We understand that the property will be sold freehold, connected to mains services water, electricity and drainage.

Heating system- Pressurised electric system

Brand new boiler installed in March 2025

Maintenance fee- Approximately £60 per year for the upkeep of the grassed area

Council Tax Band- B





## Bell Meadow, Hingham

Upon entering the property, you are greeted by a convenient WC off the hallway, adding practicality for everyday living.

The bright and inviting kitchen offers plenty of cupboard and counter space. It includes a built-in electric oven and hob, along with tiled flooring. There is also plumbing for a washing machine. Additionally, the kitchen features a breakfast seating area, ideal for casual dining or enjoying a morning coffee.

From the kitchen, move into the lounge area, which is flooded with natural light entering through the French doors leading to the outside. The lounge offers a comfortable space to relax or entertain, creating a seamless transition between indoor and outdoor living.

Moving upstairs, a landing with an airing cupboard guides you to the two spacious double bedrooms, offering privacy and comfort. One of the bedrooms features a built-in wardrobe with sliding doors, catering to storage needs effortlessly.

Completing the upper level is the modern family bathroom, featuring a panelled bath with tiled surround and a shower over, ensuring a practical and stylish bathing experience.

Outside, there is a private, enclosed garden with a paved seating area, ideal for relaxing or entertaining.

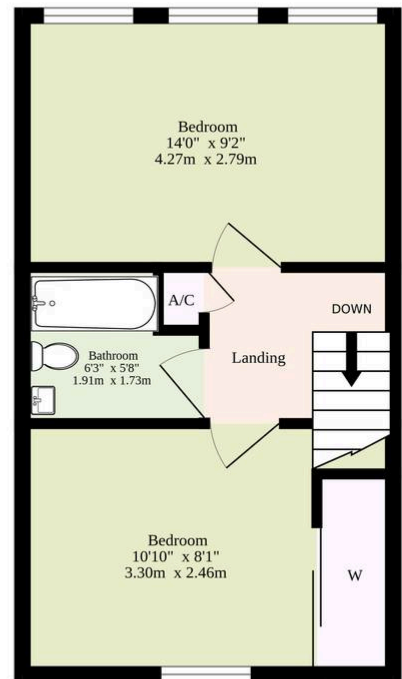
To the front, a driveway provides off-road parking, and there is a garage with a door leading to the rear garden.



Ground Floor  
235 sq.ft. (21.8 sq.m.) approx.



1st Floor  
284 sq.ft. (26.4 sq.m.) approx.



Sqft Excludes Entrance Hall, Landing Andgarage

TOTAL FLOOR AREA : 519 sq.ft. (48.2 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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