

## 26 Bell Meadow, Hingham - NR9 4HT

£225,000 - £230,000 Freehold

Set within the popular village of Hingham, this attractive two-bedroom mid-terrace home was built in 2009 by respected local builders and offers well-planned accommodation throughout. The property includes a modern kitchen/breakfast room with integrated cooking appliances, a spacious lounge to the rear with French doors opening onto the garden, a ground floor WC, and a first-floor family bathroom. Both bedrooms are generously proportioned doubles, one featuring a fitted wardrobe with sliding doors. Outside, there is a fully enclosed rear garden with a patio seating area, off-road parking for up to two vehicles on a shared driveway, and a garage offering further parking or storage space. Local amenities and green spaces are all within easy reach.



## Location

Bell Meadow is set within the attractive village of Hingham, a sought-after location known for its historic charm and strong sense of community. The village offers a range of everyday amenities including a Co-op, post office, doctors' surgery, and popular pubs. There is also a primary school, local sports facilities, and scenic countryside walks nearby. Well-connected by road, Hingham provides straightforward access to Wymondham, Attleborough, and Norwich, making it ideal for those seeking village living without sacrificing convenience. Regular bus services link the village to neighbouring towns, adding to its appeal for commuters and families alike. The surrounding area is rich in heritage buildings and green spaces, offering a peaceful yet practical lifestyle setting.



## Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- B





## Bell Meadow, Hingham

Step into the hallway where you'll find a practical and conveniently located ground floor WC, offering added functionality for everyday living and visiting guests. The kitchen sits to the front of the home and is designed for ease of use, fitted with wood-effect units, worktop space for meal preparation, a tiled splashback, tiled flooring, and plumbing for a washing machine. There's also space for a small breakfast table or additional storage if desired.

Towards the rear, the lounge provides a generously sized living space filled with natural light, thanks to the French doors that open directly onto the garden. This well-lit room is finished with comfortable carpet flooring and offers a flexible layout suitable for either seating or dining furniture, creating a relaxed setting for daily life or entertaining.

Upstairs, the landing includes a handy storage cupboard, ideal for linen or household items, and leads to two generously sized double bedrooms. One of the bedrooms benefits from a built-in wardrobe with sliding doors, providing practical storage without encroaching on floor space. The family bathroom is located on this floor and features a panelled bath with shower over, complemented by partially tiled walls .

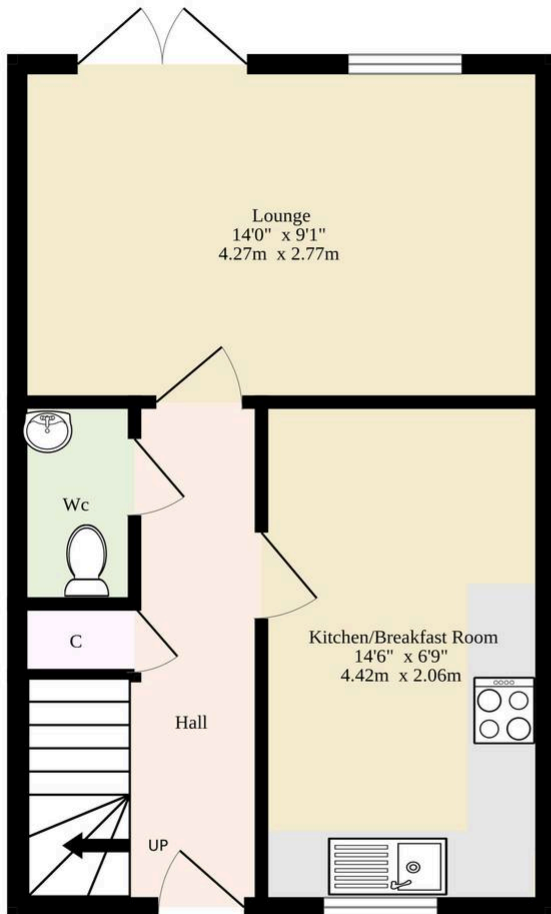
Double glazing is fitted throughout the home, supporting energy efficiency and comfort.

Outside, the rear garden is fully enclosed and offers a private outdoor space to enjoy. With a patio seating area, mature planting, and established trees, it offers a peaceful setting with potential to landscape further to suit your preferences. A gate provides access to the front of the property for added convenience.

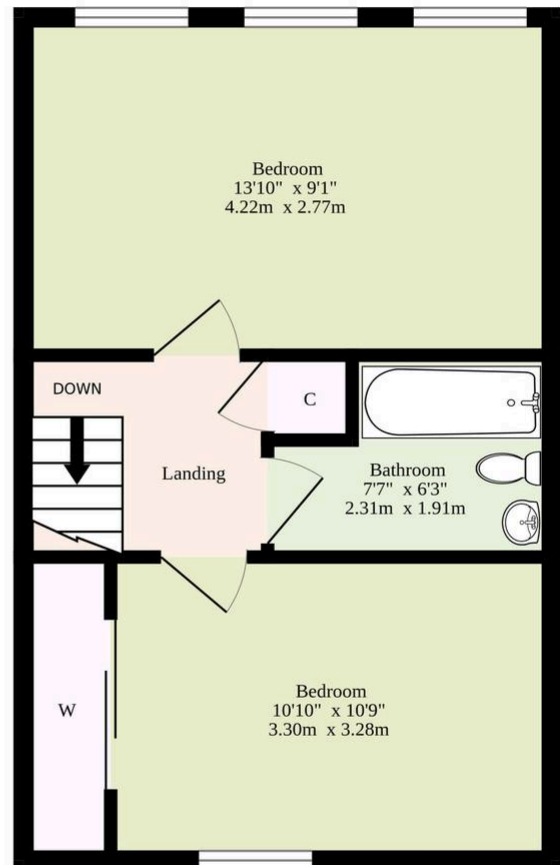
Off-road parking is available for up to two vehicles on a shared driveway, alongside a garage that provides further secure parking or valuable additional storage space.



Ground Floor  
295 sq.ft. (27.4 sq.m.) approx.



1st Floor  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 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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