



Hill Top School Lane, Gimingham

Norwich



Minors & Brady

# Hill Top School Lane

## Gimingham, Norwich

Elevated vistas from this charming Gimingham bungalow provide breathtaking views of the surrounding North Norfolk countryside. The property combines comfort and style, featuring a spacious sitting room with a brick fireplace and a flowing conservatory. Three bedrooms, all with fresh carpeting, offer flexible family living, while the kitchen presents an opportunity for modernisation. The bungalow benefits from a central hallway with beautiful parquet flooring and integral garage access. Outside, a decking area with pergola, fruit trees, and a lawn creates a private retreat amidst nature. Ideally located near the coast and local amenities, this home offers a peaceful lifestyle within easy reach of Norwich and North Walsham.

- Elevated country views across unspoiled North Norfolk countryside
- Detached bungalow with private driveway and signed post entrance
- Spacious sitting room with brick fireplace and sliding doors to the front
- Conservatory seamlessly connected to the sitting room for a flowing living space
- Kitchen with ample storage, direct access to conservatory, in need of modernisation
- Three bedrooms, all with fresh carpets, one with sliding doors to the rear
- Central hallway with beautiful parquet flooring connecting all principal rooms
- Integral garage with direct access from the entrance hall
- Well-maintained garden with decking area, pergola, mature fruit trees, and lawn
- Conveniently located near the coast, local amenities, North Walsham, and Norwich





M&B

# Hill Top School Lane

Gimingham, Norwich

## The Location

Gimingham is a village located in a picturesque and unspoiled area of open countryside in North Norfolk, approximately 20 miles north of Norwich. Norwich is not only a cathedral city but also serves as the regional centre for East Anglia, offering various amenities and services to the surrounding communities.

One of the notable attractions of Gimingham is its proximity to the coast. The nearest coastal town, Mundesley, just about 2 miles away from the village. Mundesley boasts excellent sandy beaches, making it a popular destination for residents and visitors looking to enjoy the seaside. For those in need of more extensive shopping and banking facilities, the historic market town of North Walsham is conveniently located approximately 4 miles to the south of Gimingham.

North Walsham is not only known for its market but also provides a range of services and amenities to the local population. Additionally, there is a local train station in North Walsham, making it easy for residents to access transportation services. Trains from this station connect to various destinations, including Sheringham on the coast and Norwich. Norwich offers regular connecting trains, making it accessible for those traveling to the capital.



M&B

# Hill Top School Lane

Gimingham, Norwich

## School Lane, Gimingham

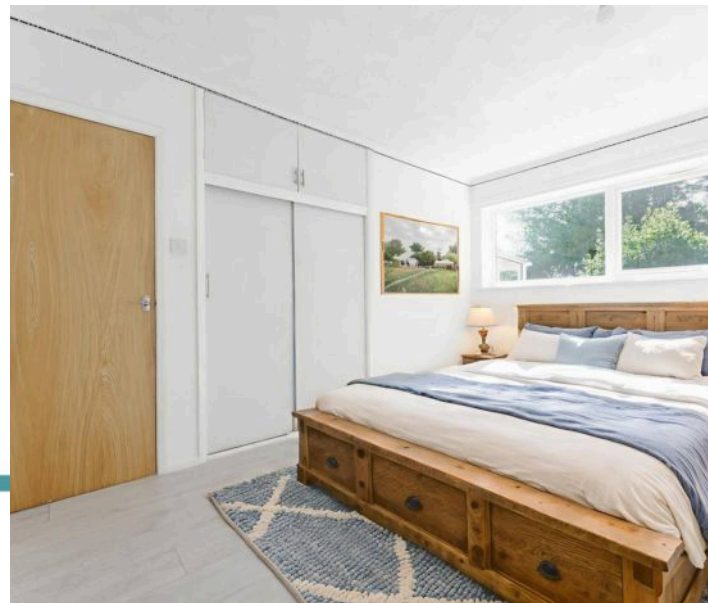
Situated in the charming village of Gimingham, this detached bungalow offers a rare blend of comfort, style, and elevated country views. Approached via a driveway with a distinctive signed post entrance, the property immediately conveys a sense of welcome and privacy.

The entrance hall provides integral access to the garage, while a conveniently located shower room adds practical functionality.

An additional hallway, featuring beautiful parquet flooring, serves as the central hub connecting all principal rooms of the home. The generous sitting room is a highlight, boasting a brick fireplace and sliding doors to the front, while a large opening seamlessly links the space to the conservatory, creating one flowing living area ideal for entertaining or relaxing.

The kitchen, offering ample storage and access to the conservatory, is in need of modernisation, allowing the incoming owner to design their perfect space.

Accommodation comprises three bedrooms, all fitted with fresh flooring, one of which features sliding doors opening onto the rear of the property, allowing you to enjoy the stunning views of the surrounding countryside.



M&B

# Hill Top School Lane

Gimingham, Norwich

A well-appointed bathroom completes the interior layout.

Outside, the property is a true retreat, with a decking area topped with a pergola, mature fruit trees, and a well-maintained lawn, providing a private haven that celebrates real nature.

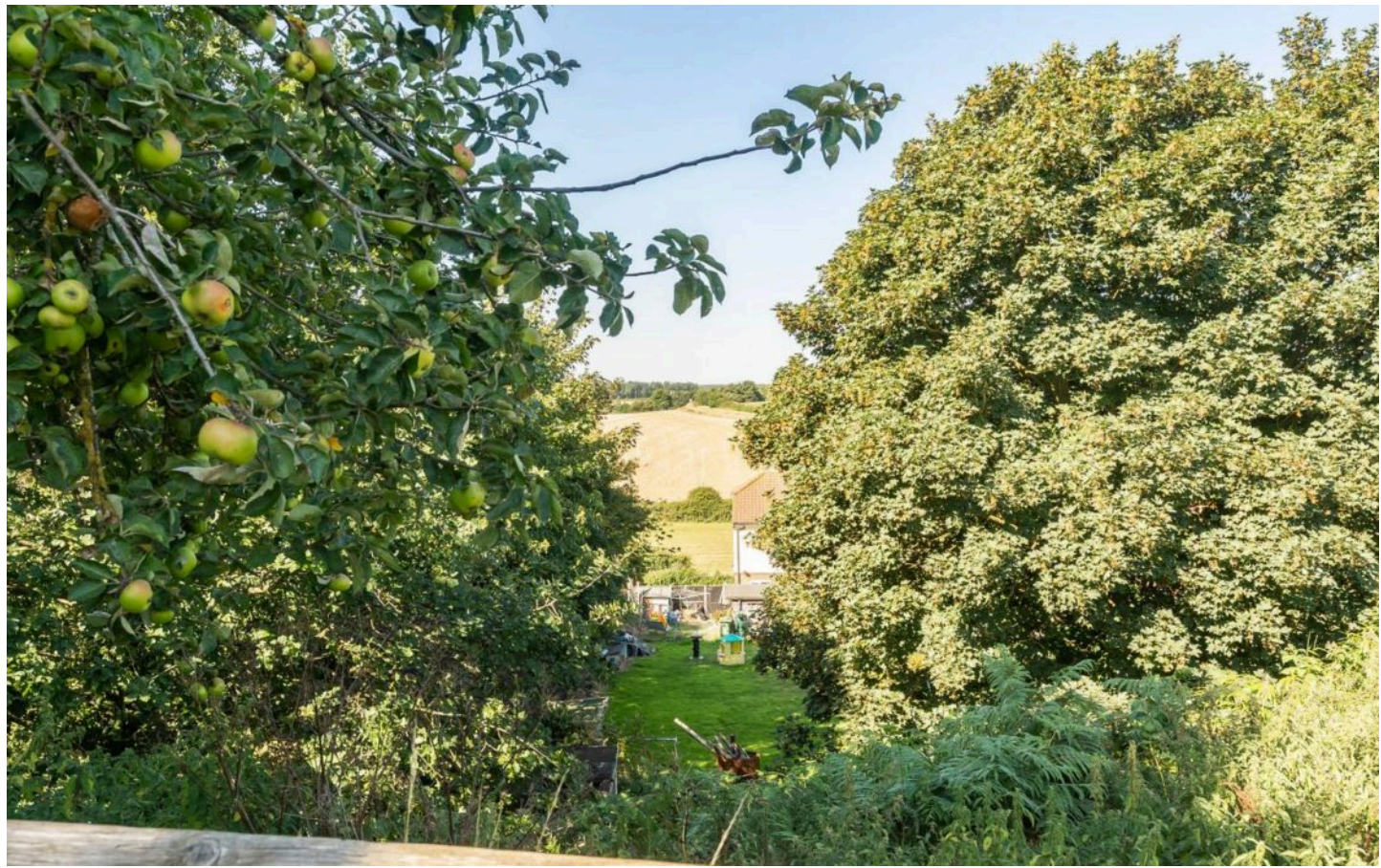
Elevated country vistas complete the picture, making this bungalow a peaceful sanctuary while remaining within easy reach of local amenities.

## Agents Note

Sold Freehold

**Please note, the property has been AI-staged. We recommend viewing in person to form your own opinion on its condition.**

Connected to mains water, electricity, drainage and oil-fired heating.



M&B

**Ground Floor**  
1392 sq.ft. (129.3 sq.m.) approx.



Including Shed

TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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.  
Made with Metropix ©2025

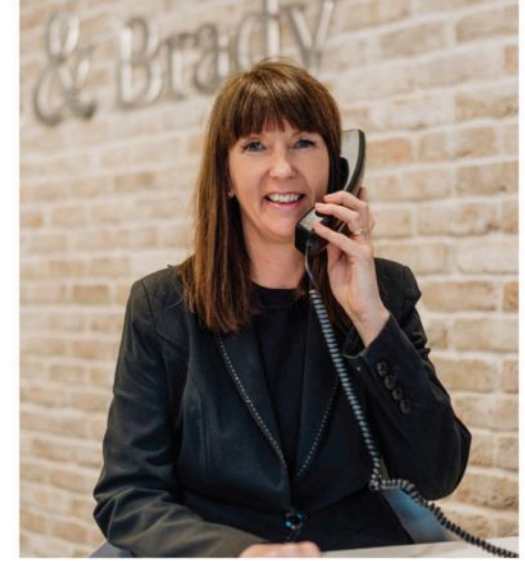
# Dreaming of this home? Let's make it a reality



Meet *Abi*  
Branch Partner



Meet *Karol*  
Property Valuer



Meet *Claire*  
Aftersales Team Leader

Minors & Brady  
*Your home, our market*



wroxham@minorsandbrady.co.uk



01603 784088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Senior Mortgage  
and Protection Advisor



**Victoria Payne**  
Mortgage and  
Protection Advisor

Scan to book your  
appointment today



T: 01692 531372

E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)