



28 Hall Moor Road, Hingham

Norwich



Minors & Brady

28 Hall Moor Road

Hingham, Norwich

Positioned within the highly regarded and historic village of Hingham, this executive detached home occupies a generous plot of approximately 0.4 acres (stms), offering a strong sense of space, privacy, and flexibility both inside and out.

Set back from the road with ample frontage and parking, the property presents a welcoming first impression and has been well-maintained to provide comfortable, move-in-ready accommodation. With its adaptable layout, multiple reception areas, and expansive garden backing onto open fields, this is a home that suits modern family life while also offering further potential for those looking to make it their own.



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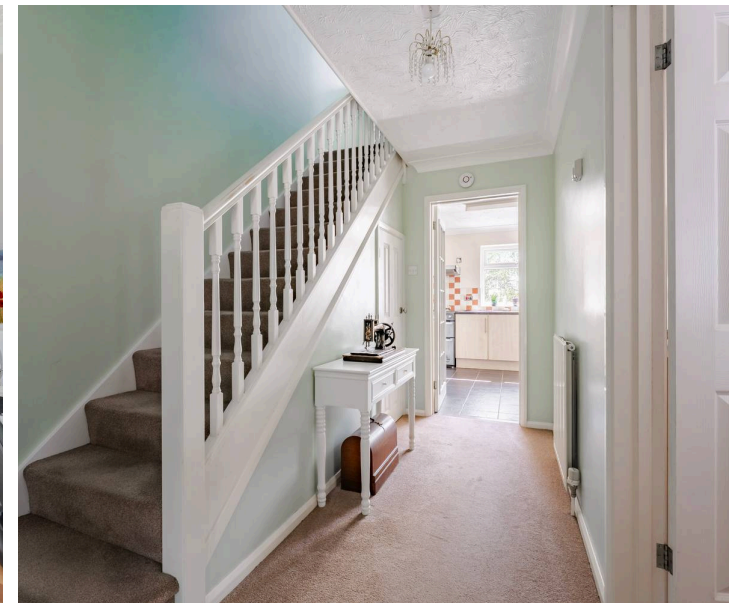
- Guide price: £475,000 - £500,000
- Executive detached family home in a sought-after village setting
- Flexible 3/4 bedroom layout with versatile ground floor accommodation
- Multiple reception spaces including lounge, dining room, study, and conservatory
- Well presented throughout with a bright and practical layout
- Kitchen with separate utility room and integral access to the garage
- Generous plot of approximately 0.4 acres (stms)
- Beautiful rear garden with mature trees and open field views beyond
- Ample off-road parking with a spacious frontage
- Non-estate position offering a sense of privacy and space

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Location

Situated within the market town of Hingham, Hall Moor Road enjoys a convenient setting within easy reach of the town centre and surrounding countryside. Hingham is known for its historic character, attractive architecture, and strong sense of community, offering a selection of local shops, cafés, a primary school, and everyday amenities.

The town is well positioned for access to Wymondham and Dereham, with both providing a wider range of supermarkets, schooling options, and services, while Norwich is also within reasonable driving distance for further retail, dining, and transport links. The surrounding area features open countryside and a variety of walking routes, adding to the appeal of this well-connected yet peaceful location.

Hall Moor Road

Stepping inside, the entrance porch leads through to a welcoming hallway, setting the tone for the space on offer. The lounge provides a comfortable and well-proportioned main reception room, flowing naturally into the dining area to create a sociable and practical layout for both everyday use and entertaining. From here, the conservatory sits to the rear, offering a peaceful space to relax while taking in views across the garden and the open fields beyond.



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The ground floor also benefits from a versatile study and an additional room currently used as a snug or fourth bedroom, providing flexibility for a range of uses including home working, guest accommodation, or multi-generational living. The kitchen is well arranged with ample storage and worktop space, with a separate utility room continuing the practicality of the home and providing internal access to the garage. A cloakroom completes the ground floor.

Upstairs, three well-proportioned bedrooms are arranged off the landing, each offering comfortable accommodation and flexibility depending on individual needs. The family bathroom is fitted with both a bath and separate shower, creating a functional and well-balanced space.

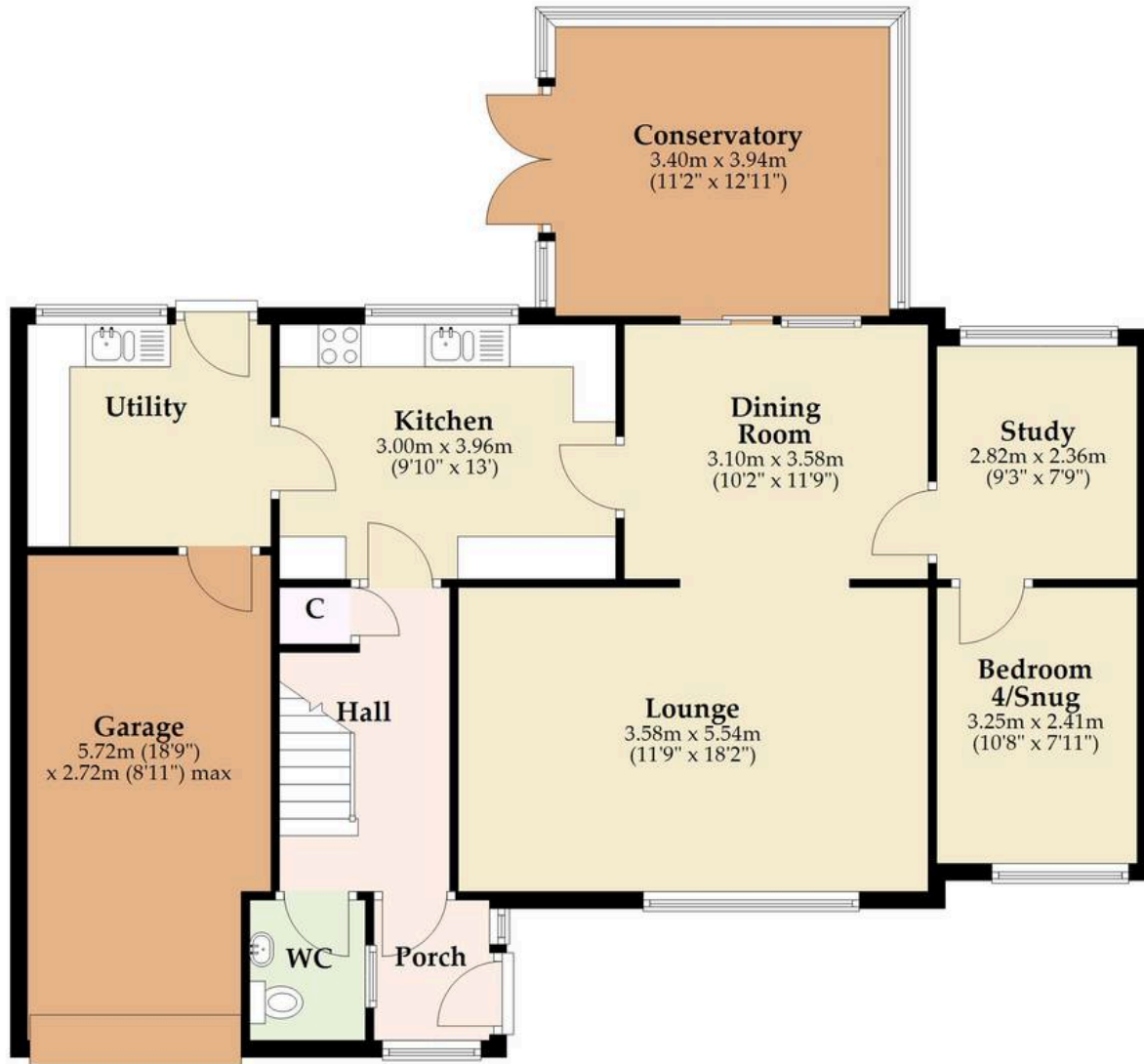
Externally, the rear garden is a key highlight, extending to a substantial size and enjoying uninterrupted field views beyond. Mainly laid to lawn and bordered by a variety of mature trees, including fruit trees, willow, and silver birch, the garden provides a peaceful and established outdoor setting. A patio area offers space for seating and dining, while the overall plot presents excellent potential for those with an interest in gardening or outdoor living. To the front, a generous driveway provides ample off-road parking alongside access to the garage.



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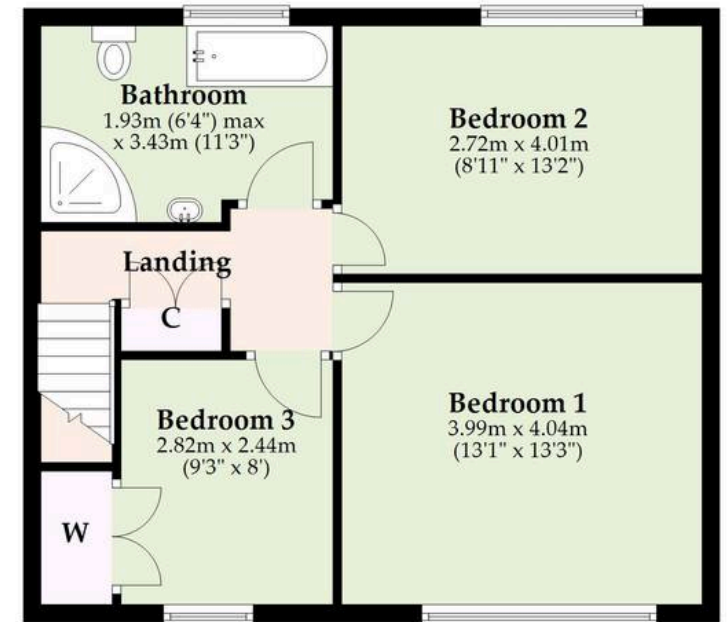
Ground Floor

Approx. 108.8 sq. metres (1171.1 sq. feet)



First Floor

Approx. 49.5 sq. metres (532.5 sq. feet)



Total area: approx. 158.3 sq. metres (1703.6 sq. feet)

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.

Plan produced using PlanUp.

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