

3 Wellingtonia Terrace,
Hingham, NR9 4HX

£275,000 Freehold



- * Period semi-detached cottage in the heart of Hingham
- * Three bedrooms and a contemporary upstairs shower room
- * Inviting kitchen/Diner plus a practical downstairs wc
- * South-facing garden, private and barely overlooked
- * Raised covered terrace and large outbuilding for storage
- * Carport and quiet cul-de-sac location
- * Double glazed throughout with modern electric heating
- * No Onward Chain

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13 Market Street, Wymondham NR18 0AJ



Location...

Hingham is frequently described as a "quintessentially English" Georgian market town in Mid-Norfolk, often referred to by its historic nickname, "Little London," due to its grand 18th-century architecture. The village has plenty of amenities, including independent shops, the boutique White Hart Hotel, a pub, coffee shops, family butcher, takeaways, a Co-op, Boots chemist and essential services like a library, primary school and a nationally recognised doctor's surgery.

What 3 words: ///nation.cello.slice

The Property...

Nestled in a quiet cul-de-sac in the heart of Hingham, this charming semi-detached period cottage perfectly blends traditional character with modern comfort. Hingham itself is an iconic, picturesque town celebrated for its stunning architecture and vibrant local amenities.

Inside, the home is beautifully presented, offering a bright kitchen/diner and convenient downstairs wc. Upstairs, you will find three well-appointed bedrooms and a contemporary shower room. The property has been thoughtfully updated throughout, featuring double-glazed windows and doors alongside efficient electric radiator heating.

The exterior is equally inviting, boasting a private, south-facing garden that remains delightfully unoverlooked. The outdoor space includes a raised covered terrace, perfect for alfresco dining, as well as a carport and a substantial outbuilding providing excellent storage.

With no onward chain, this home is ready for its next chapter.

Hall

Featuring a composite front door, double-glazed windows and stairs leading to the first floor.

Kitchen

Equipped with a double-glazed window and door, this fitted kitchen offers a selection of wall and base units with coordinating work surfaces and tiled splashbacks. It includes a stainless steel sink/drainage, a ceramic hob, space for a fridge/freezer, and plumbing for a washing machine. Finished with a tiled floor and an electric radiator.

WC

Fitted with a wash hand basin, tiled splashbacks and wc.

Living Room

Brightened by double-glazed windows and a door featuring remote-controlled electric blinds. The room includes a feature fireplace with a timber surround and tiled hearth, an electric radiator, and a convenient storage cupboard.

Landing

Includes a double-glazed window and doors leading to the bedrooms and shower room.

Bedroom One

Features a double-glazed window, electric radiator and cupboard.



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Shower Room

Comprising a double-glazed window, a walk-in shower cubicle with a glazed screen, a wash hand basin set into a low-level vanity unit, and a W.C. The room is finished with fully tiled splashbacks and a heated towel rail.

Bedroom Two

Includes a double-glazed window and electric radiator.

Bedroom Three

Features both a double-glazed window and a roof window, a high-level cupboard, and open-style wardrobes with a curtain rail and various shelved compartments.

Outside

The property is approached via a private road shared by four homes, with each resident owning the section directly in front of their property.

To the side is a covered driveway with a lockable door leading to a covered terrace.

The rear garden is fully paved with raised planters and provides access to a brick-built outbuilding.

South Norfolk Council Tax Band B

Please Note - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.



Office Hours

Mon-Fri 9am-5.30pm

Sat 9am-3pm

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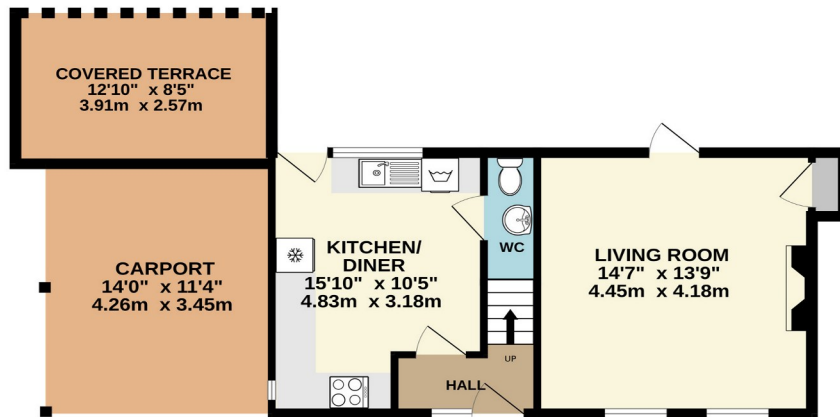
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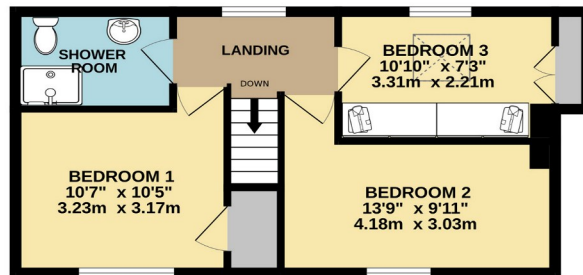
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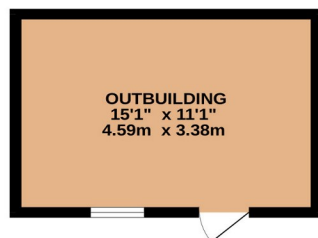
GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR
167 sq.ft. (15.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	31 F	
1-20	G		

TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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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Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co- operation in order that there will be no delay in agreeing the sale.

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DATA PROTECTION ACT 1998

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