



**73 The Street, Hindringham**  
**Guide Price £250,000**

**BELTON DUFFEY**



## 73 THE STREET, HINDRINGHAM, NORFOLK, NR21 0PR

A well presented cottage of character with parking and garden pleasantly situated in the heart of this sought after village. No onward chain.

### DESCRIPTION

73 The Street is a charming cottage of character, offered for sale with no onward chain, situated in the sought after village of Hindringham and benefitting from parking for 2 vehicles plus an attractive cottage garden.

The accommodation, which does require some cosmetic attention, comprises cosy sitting room, well fitted kitchen dining room, ground floor bathroom, rear hallway, store room/utility and two first floor bedrooms, one with en-suite wc. A wood burning stove in the kitchen dining room fires a number of radiators on the ground floor and the remainder of the property has thermostatically controlled economy 7 electric heating.

This attractive property would make an ideal first purchase or second/holiday home and is offered for sale chain free.



## **SITUATION**

Hindringham is a large parish covering 3,314 acres and is dominated by the imposing church which sits 200 feet above sea level and can be seen for miles around. This conservation village also has a small primary school and a village hall/social club which sells food and alcohol. Fakenham, Holt and Wells-next-the-Sea are all roughly equidistant from the village making it an excellent point from which to explore all that this attractive part of north Norfolk has to offer.

Binham, 2 miles to the north, is a most attractive, historical village with the celebrated public house, The Chequers Inn, The Parlour farm cafe and the atmospheric Benedictine Priory ruins. Many of the village's cottages were built with stones from the ruins and, today, the Priory hosts summer concerts which make the most of the amazing acoustics.

## **SITTING ROOM**

3.48m x 3.33m (11' 5" x 10' 11")

Multi-pane effect front door. A cosy and characterful room with multi-pane effect window to front, feature brick fireplace with raised tiled hearth and wooden mantle, fitted storage cabinets and display shelving, economy 7 storage radiator, radiator, 2 wall light points.

## **KITCHEN/DINING ROOM**

4.37m x 3.15m (14' 4" x 10' 4")

Velux window to rear, window to rear hallway. Excellent range of floor and wall mounted storage units, extensive worksurfaces incorporating single drainer stainless steel sink unit, attractive complimentary tiling, 4 ring hob, fitted oven, space for fridge/freezer, solid fuel burner which fires partial radiator heating on the ground floor, wood strip effect laminate flooring, under stairs storage cupboard, door to stairs to first floor.

## **REAR LOBBY**

Economy 7 storage radiator, radiator, wood strip effect laminate flooring.

## **BATHROOM**

2.29m x 1.80m (7' 6" x 5' 11")

Internal frosted window to rear hall. Panelled bath with shower attachment, pedestal wash basin, close coupled wc, extensive tiling, wood strip effect laminate flooring, radiator, shaver socket, wall mounted convector heater.

## **REAR HALL**

3.61m x 1.22m (11' 10" x 4' 0")

Multi-pane door and windows to side, wood strip laminate flooring, economy 7 radiator, 2 wall light points.





## **STORE/UTILITY**

3.25m x 1.5m (10' 8" x 4' 11")

Window to rear, extensive worksurfaces, plumbing for automatic washing machine, wood strip effect laminate flooring.

## **FIRST FLOOR LANDING**

Wall mounted electric radiator, access to loft space, doors to;

## **BEDROOM 1**

3.53m x 3.18m (11' 7" x 10' 5")

Double glazed multi-pane effect window to front with pleasant rural aspect, 2 built-in wardrobe cupboards, mirrored dressing table recess and storage cabinets, wall mounted electric radiator.

## **BEDROOM 2**

2.46m x 2.41m (8' 1" x 7' 11")

Double glazed window to rear with pleasant aspect over gardens and fields beyond, wall mounted electric radiator, wall light points.

## **EN SUITE WC**

Low flush wc and corner wall mounted wash basin, 2 storage cupboards.

## **OUTSIDE**

To the front of the property there is a gravel covered driveway providing off road parking for 2 vehicles. Shrub borders.

To the rear a gravel pathway leads to a neat cottage garden with shrub borders enclosed by picket fencing. Please note that number 73 has a pedestrian right of way to the rear of the property via a walkway between 77 and 79.

## **DIRECTIONS**

Leave Fakenham on the A148 heading east towards Holt and, after approximately 6 miles, turn left signposted Hindringham on the Thursford Road. Proceed into the village passing the junctions on the left to Wells Road and Hindringham Road and you will see the property (number 73) further up on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Solid fuel burner providing partial radiator heating on the ground floor, electric radiators. EPC Rating Band E.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band B.

## TENURE

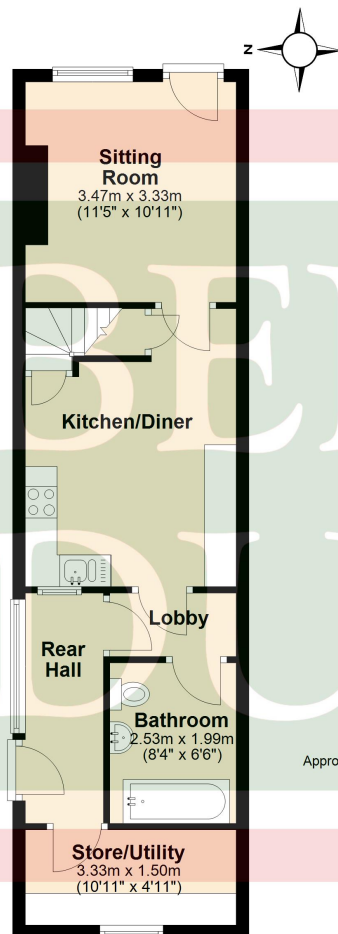
This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.

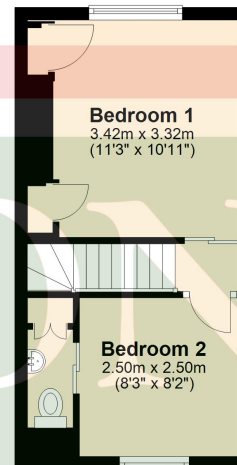






### Ground Floor

Approx. 44.2 sq. metres (475.5 sq. feet)



### First Floor

Approx. 22.9 sq. metres (246.0 sq. feet)

Total area: approx. 67.0 sq. metres (721.5 sq. feet)





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