

FREEHOLD



Cottage

BAXTER ROAD HINGHAM NR9 4HY

Offers In The Region Of
£200,000

FEATURES

- GRADE II Listed
- Corner Cottage
- One Bedroom
- Sitting Room
- Shower Room
- Village Location
- Pretty Interior
- Dressing Room
- Kitchen/Dining Room
- Enclosed Courtyard Garden



1 Bedroom Cottage located in Hingham

Tucked away on Baxter Road in the heart of the sought-after market town of Hingham, near Norwich, this beautifully preserved Grade II listed end-terrace cottage dates back to the 1750s and effortlessly combines period charm with modern comfort.

Full of character, the property welcomes you into a reception entrance hall leading through to the garden. The cosy sitting room, complete with a woodburner, offers a warm and inviting retreat, while the well-appointed kitchen/diner provides ample space for dining and opens onto a private courtyard garden — perfect for quiet relaxation or entertaining.

Upstairs, a generous double bedroom with built-in storage is complemented by a separate dressing room and a stylish modern shower room. Electric heating and a blend of double and secondary glazing ensure comfort throughout the year.

Hingham, often referred to as 'Little London' for its striking architecture, offers a charming blend of history and community, with local amenities, schooling and excellent access to surrounding market towns and Norwich just 14 miles away.

An ideal first home, character retreat or boutique holiday let opportunity, this delightful cottage presents a rare chance to own a piece of Norfolk's heritage.

Reception Hall

Door to the front, window and door to the rear garden. This room is perfect for your hats and coats but is a great place to use for a study or home office.

Sitting Room

12'8 x 12'1

Wooden window to the front, sealed unit double glazed wood window to the rear, stairs to the first floor, ceramic electric radiator, understairs recess and a lovely wood burner inset to the chimney breast with wood mantle over and tiled hearth, perfect for cosy winter nights. Oak style ledge and brace door to the kitchen/dining room and engineered oak floor.

Kitchen/Dining Room

13'4 x 8'0

Sealed unit double glazed window and door to the rear, range of base and wall mounted units with space for appliances to include cooker, washing machine and fridge/freezer. Sink unit.

Landing

Oak style ledge and brace doors to both rooms.

Principle Bedroom

12'0 x 10'9

Wooden window to the front, electric radiator and built in cupboard.

Dressing Room

7'7 x 6'1

Skylight, ledge and brace oak style door to the shower room.

Shower Room

Wooden sealed unit double glazed window to rear, shower cubicle, wc and vanity wash hand basin with tiled splash back.

Outside

The rear garden is enclosed and accessed through the side entrance hall. The garden is a pretty cottage style complementing the brick and flint rear elevation, with its raised sleeper edged border, full stocked with climbing plants and bulbs waiting to appear. Gravelled area and paved to the side.





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01603 338433

norwich@thinkproperty.ltd

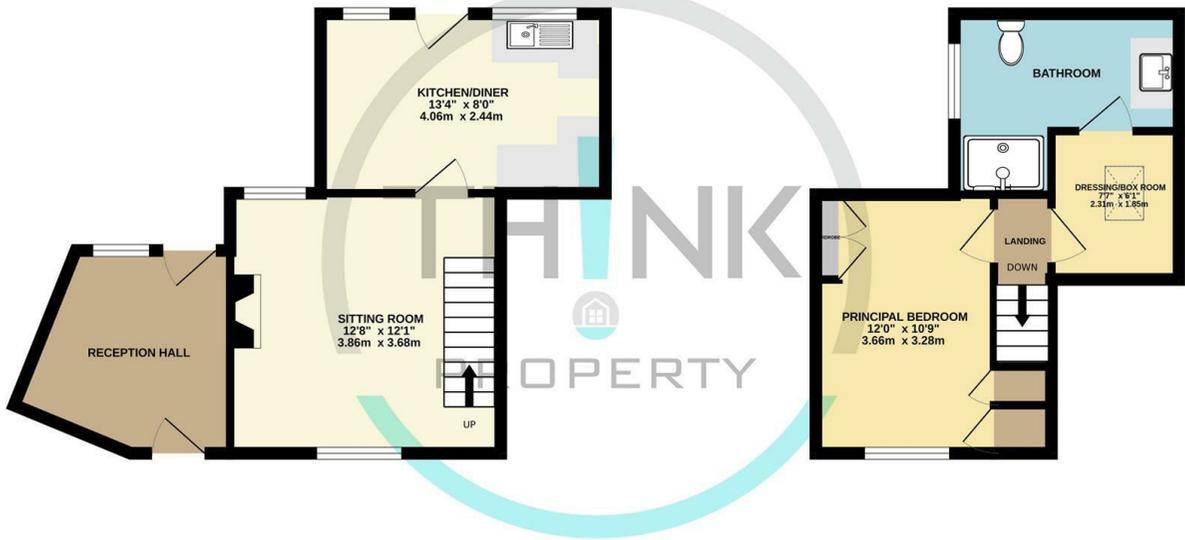
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Council Tax Band

B

GROUND FLOOR

1ST FLOOR



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