



1 Sunflower Cottages
Stubb Road | Hickling | Norfolk | NR12 0YS

BROADLAND BEAUTY



“In the pretty and desirable Broadland village of Hickling, you’ll find this newly renovated cottage, tucked away well back from the road. It’s packed full of character, top to bottom, with original features shown off to advantage alongside contemporary comforts with a quality finish. All the delights of a period property without the hard work!”



KEY FEATURES

- A Semi-Detached Period Cottage in the Broadland Village of Hickling
- The Property has Undergone a Full Renovation
- Three Double Bedrooms and First Floor Bathroom
- Kitchen/Diner with French Doors to the Garden
- Living Room with Inglenook Fireplace and Wood Burner
- Original Character can be found with Exposed Beams
- Good Size Garden with Patio Area
- Shingle Drive provides Plenty of Parking
- The Accommodation extends to 978sq.ft
- Energy Rating: D

Just down the road from Hickling Broad, with its nature reserve and sailing club, a short drive from the thriving market town of Stalham, close to the glorious beaches of East Norfolk and within easy reach of the charming and historic city of Norwich, this cottage sits in an enviable position. Newly renovated, all the hard work has been done for you.

A Sense Of History

The cottage is part of a row that dates back to 1727, there's almost three hundred years of character here. When the owners bought the property, it was the first time it had ever come to the open market, having been in the same family for an impressive six generations. It was therefore remarkably unspoilt and while it needed a lot of work, the bones of the building were wonderful and the features intact. The owners have carried out a stunning transformation, effortlessly marrying the traditional character with a bright, contemporary finish and allowing the features to shine.

Surprisingly Spacious

The cottage is much larger than it looks from outside and everything has been done for you here – there's a new boiler and central heating system, new kitchen, cloakroom and bathroom, new flooring, double glazing, insulation – you name it. You enter into a bright, beamed and panelled hallway with storage for your coats and bags, a boiler cupboard and a cloakroom. Doors lead to the kitchen and sitting room. The former is an excellent sociable space with room for a family table and double doors leading to the garden. The living room has a fabulous inglenook fireplace with a woodburner, so it's a lovely cool room in summer and wonderfully cosy in winter.





KEY FEATURES

Exploring The First Floor

Upstairs there are three bedrooms, all of which are doubles – unusual in a cottage, as well as the newly fitted family bathroom. It's all finished in neutral, calming colours, so you can move straight in and enjoy it.

Explore The Area

The garden is a really good size and is a blank canvas, ready for you to make it your own. There's plenty of parking on the shingled drive, with a gate to the rear garden. Here you have a further sheltered shingle area, perfect for your morning cuppa, plus a good size stone patio for al fresco dining and sunbathing. Beyond, you're screened by hedging to one side and a newly fitted fence to the other, with mature trees adding a green and leafy feel. There's plenty of space out here where children can play, or where a keen gardener could get stuck in and create something magical. It's nice and private and incredibly peaceful – a real retreat. When you head out of the garden and into the village, you'll find not one but two popular pubs, plus a community centre that hosts regular events and has a little playground. You're very close to Hickling Broad, which has one of the most active sailing clubs in the area and is also a nature reserve, home to rare flora and fauna. The village also has a highly-regarded playgroup and infant school. Down the road, Stalham is the closest town and has a high school, supermarket and a range of independent shops. You're really close to the coast here and have a choice of sandy beaches, dunes, family friendly resorts and more to enjoy. Norwich is also a short drive away and is one of the best cities in the country for arts, creativity, history, shopping and more, so there's plenty to explore and to keep you busy!

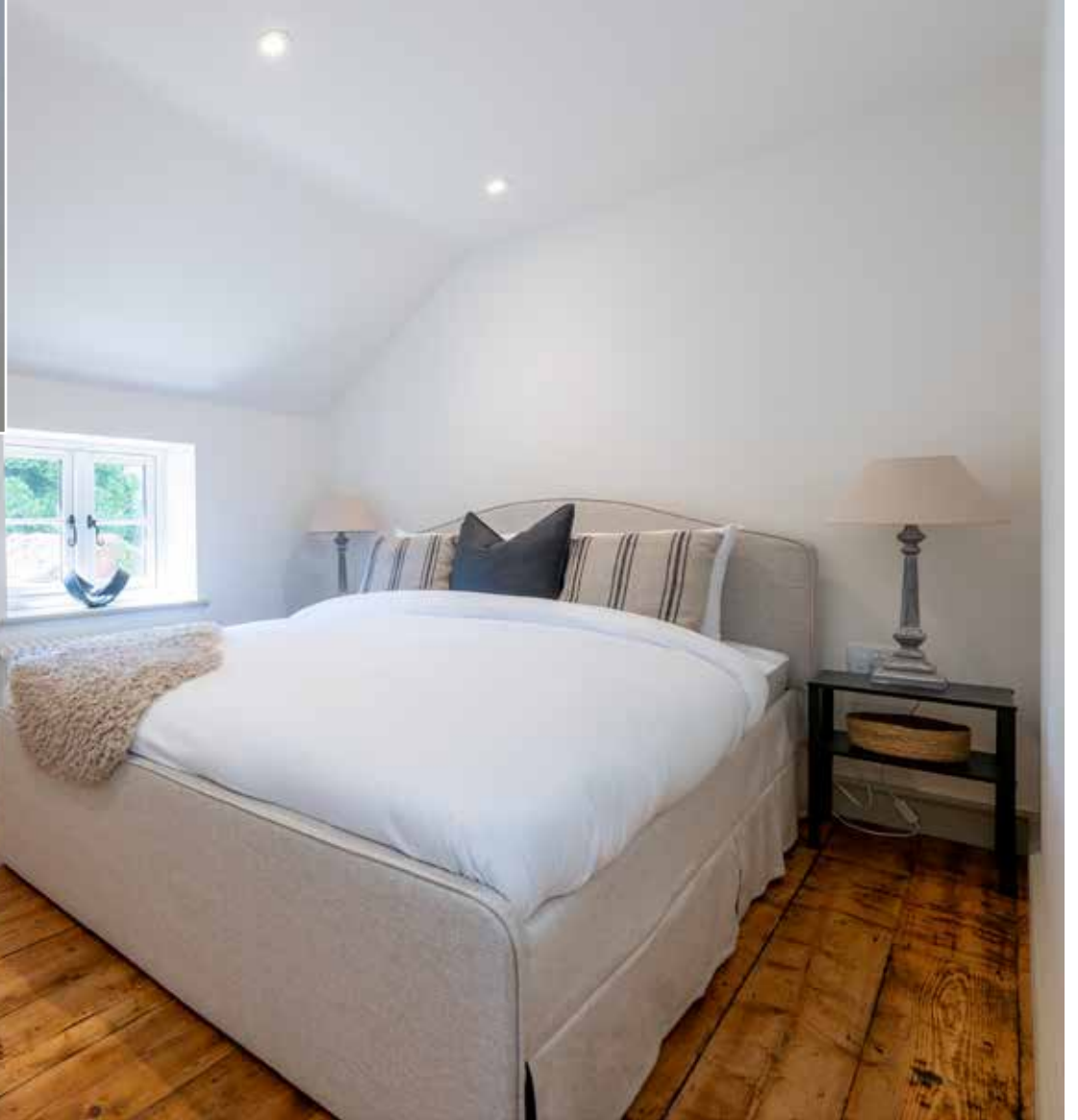
















INFORMATION



On The Doorstep

Hickling has two pubs, an active village hall, primary school and church. Sutton village nearby has a local shop, whilst Stalham, just a hop away, provides a great range of local shops as well as Tesco supermarket and schools. The broads capital, Wroxham, is just 11 miles away and offers a wide range of amenities plus a rail link to Norwich, which goes straight to London Liverpool Street.

How Far Is It To?

The city of Norwich is about 19 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to Cambridge and London Liverpool Street, whilst Norwich airport provides daily flights internally and to continental Europe. The North Norfolk Coast can be found further around the coastline with its quaint villages and sandy beaches. Favoured spots include Holt, Wells on Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further hour drive with its many destinations offered throughout mainland Europe.

Directions

From Norwich take the Wroxham Road/A1151 and continue onto Norwich Road/A149 passing through Wayford, Stalham, Sutton and head towards Catfield. Turn left onto New Road and then left onto Staithe Road. Continue onto Heath Road and then turn right onto Stubb Road, whereby the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

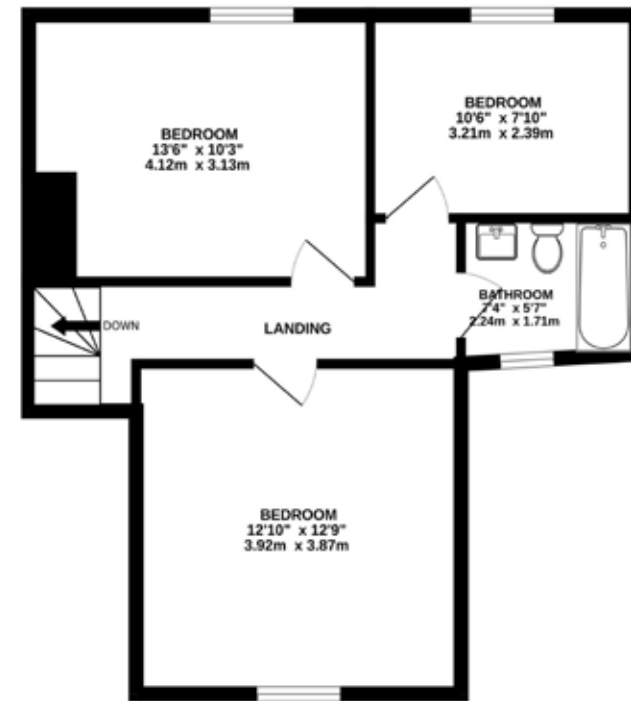
Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - Not Currently Connected
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Council Tax Band -Pending
Freehold

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.

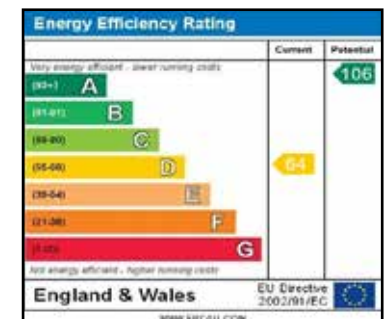


1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 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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