



Stubb Road, Hickling - NR12 0YS





## Stubb Road

Hickling, Norwich

Offered with NO CHAIN! This CHARACTERFUL detached COTTAGE situated in the serene village of Hickling is surrounded by Norfolk's picturesque broads and less than three miles from the coast. Refurbished in 2021 with new eco panel electric heaters, brimming with CHARM this property has been excellently maintained being fully RE-ROOFED in 2023. With uPVC DOUBLE GLAZED WINDOWS and DOORS throughout, a warm and inviting LOG BURNER and period internal doors. Heading inside, you are greeted by a 21' OPEN PLAN SITTING and DINING ROOM with stairs to the first floor and adjacent KITCHEN enjoying a dual aspect and French door to the courtyard garden. The first floor offers TWO DOUBLE BEDROOMS and a generously proportioned FAMILY BATHROOM with a shower over the bath.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: F



- No Chain!
- Detached Character Cottage
- Close to Norfolk Broads & the Coast
- 21' Open Plan Living & Dining Space with Log Burner
- Re-Roofed in 2023
- uPVC Double Glazed Throughout
- Immaculately Presented with Modern Interior
- Off-Road Parking

Hickling is situated on the fringe of Hickling Broad, a charming and endearing Broadland Village with a variety of amenities, which include a local pub and sailing club and offers excellent sailing, canoeing and birdwatching opportunities. Nearby sandy beaches can be found at Sea Palling and Waxham. The local market town of Stalham offers a well stocked variety of amenities. Norwich is a thriving and beautiful city, and benefits from a mainline railway station and airport with both national and international destinations.

#### SETTING THE SCENE

Approached from the idyllic Stubb Road, the Property provides a shingle frontage parking for one vehicle, there is ample space for further parking in the vicinity.



## THE GRAND TOUR

The main entrance leads into a spacious 21-foot open-plan living area, benefiting from dual aspect modern uPVC windows and doors flooding the room with natural light. This expansive space comfortably accommodates both dining and living arrangements. A staircase ascends to the first floor, on the opposing side, a fully functional log burner set within a partially exposed brick fireplace with a stone tiled hearth providing a focal point. Leading seamlessly from the living area, the L-shaped kitchen, completed in 2021, features an array of white floor and wall base storage units, complemented by ample under-counter space for appliances. Contrasting wood-effect worktops provide generous preparation space, incorporating a stainless steel sink with an integrated drainer and mixer tap. Tiled splashbacks surround the worktop area, and the room's dual aspect continues the bright and airy ambiance.

Ascending the carpeted staircase to the first-floor landing, an inviting hallway provides access to all first-floor accommodations. To the immediate right, the first of two double bedrooms has been recently remodelled to include a raised single bed, accessed via a few steps, with integrated under-bed storage. At the end of the hallway, the master bedroom, with carpeted flooring, offers a warm and comfortable atmosphere and provides ample space for a large bed and additional furnishings. Completing the first-floor accommodation is the family bathroom, featuring wood-effect flooring and a tasteful three-piece suite, including a shower over the bath. An airing cupboard provides additional storage.

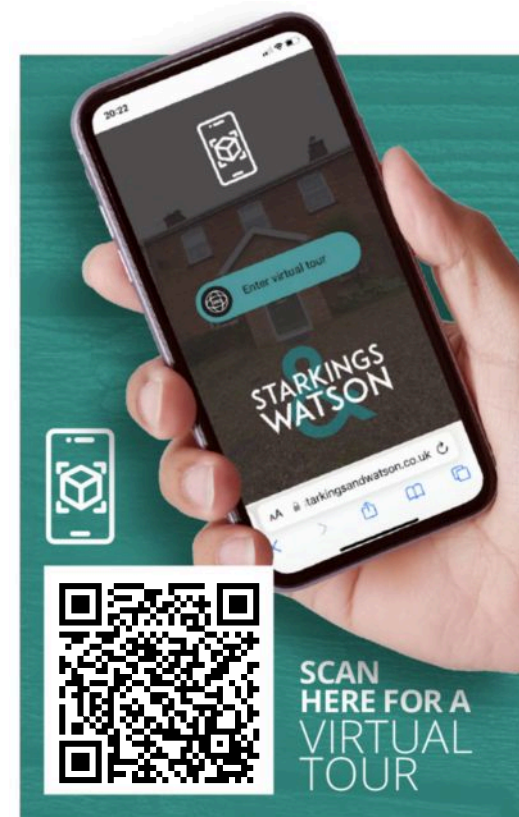
## FIND US

Postcode : NR12 0YS

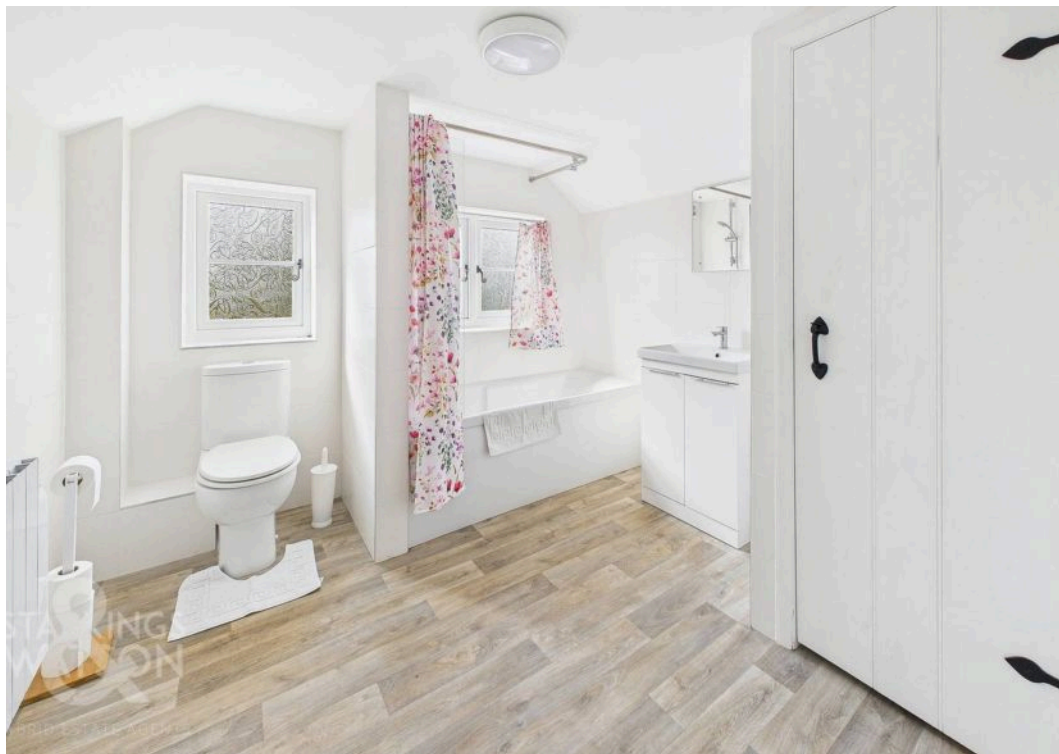
What3Words : ///cases.educated.livid

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.











## THE GREAT OUTDOORS

To the rear of the property, a wall enclosed courtyard garden provides total privacy, low maintenance and laid to patio with gated side access leading to the front of the property and ample space for outdoor furniture creating a fantastic suntrap in the summer months.







**Approximate total area<sup>(1)</sup>**

709.02 ft<sup>2</sup>

65.87 m<sup>2</sup>

**Reduced headroom**

13.56 ft<sup>2</sup>

1.26 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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