

SALES & LETTINGS

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# Garden Cottage, The Street, Hickling, Norfolk, NR12 0XU

A detached cottage, that has recently been extended and refurbished by the current owners, to create a stunning, contemporary family home. Located in the picturesque waterside village of Hickling, on the north easterly fringe of the renowned Norfolk Broads, linked by navigable waterways to the nearby riverside village of Potter Heigham and onward to the coast and near sandy beaches.

Set on a generous plot measuring just under quarter of an acre, Garden Cottage is set back from the road and approached over a newly laid shingle frontage providing ample off-road parking and access to an integral garage. To the rear, a paved terrace, ideal for alfresco dining, extends away from the property to an enclosed and well tended lawn garden with a summer house and timber storage shed.





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- DETACHED FAMILY HOME
- CLOSE TO LOCAL AMENITIES
- NORFOLK BROADS LOCATION

- OFF-ROAD PARKING & GARAGE
- NEWLY EXTENDED & REFURBISHED
- BEAUTIFULLY PRESENTED THROUGHOUT

- PLOT APPROACHING QUARTER OF AN ACRE
- THREE BEDROOMS, MASTER WITH EN-SUITE
- FIVE MILES TO COASTLINE & TWENTY TO NORWICH

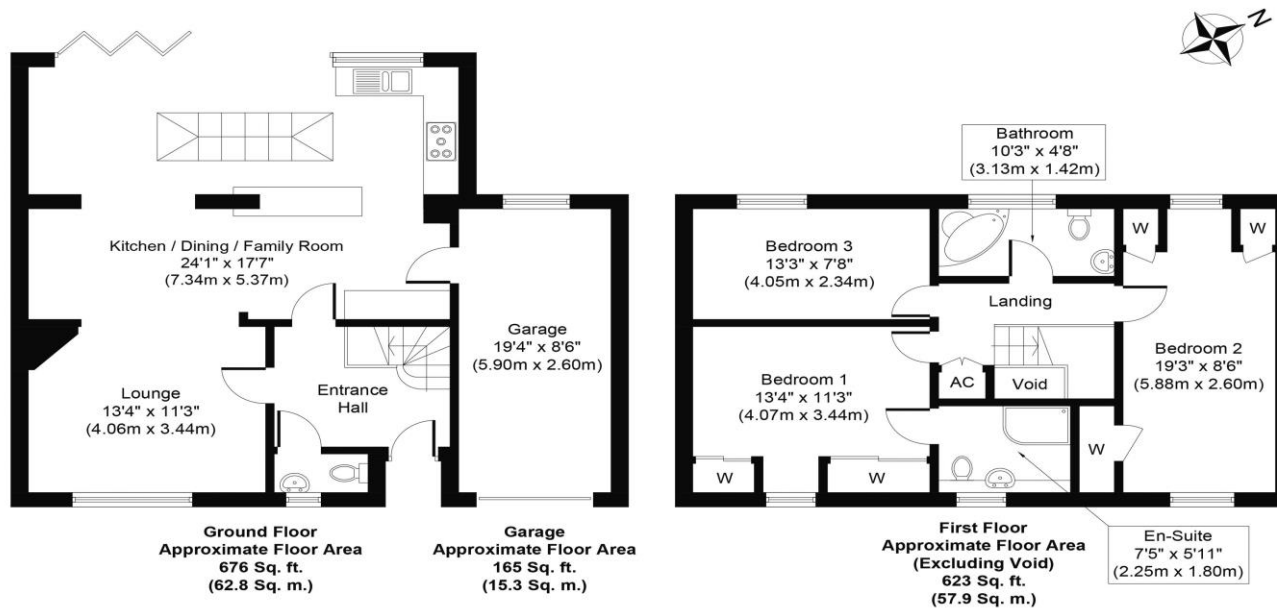
To the ground floor, the cottage enters into a broad entrance hallway with separate internal doors leading into a cloakroom, and an open plan lounge with a feature fireplace. From the lounge a family room, with access to the garage, flows through to a stunning kitchen dining room, flooded with natural light from a lantern roof and bi-folding doors, that overlook and open out to the rear garden. To the first floor, a family bathroom and three bedrooms, the master with an en-suite shower room and two with built-in wardrobes completes the accommodation.

Garden Cottage is further complimented by its location; a short stroll to the Greyhound Inn, one mile to the Sailing Club, around three miles to the market town of Stalham, five miles to the sandy beach coastline and less than twenty miles to the capital city of Norwich.





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		65	81












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