

Aldreds
Estate Agents



Kimberley Cottage The Green, Hickling, NR12 0AD

£350,000





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Kimberley Cottage The Green

Hickling NR12 0AD

- Detached Cottage
- Two Bedrooms
- Oil Fired Central Heating
- Driveway Parking
- Offered With No Onward Chain
- Sought After Broadland Village
- Three Receptions
- Generous Gardens
- Lots Of Potential To Improve
- Must View to Appreciate!

Aldreds are pleased to offer this attractive detached cottage, situated centrally within the sought after Broadland village of Hickling. This characterful property offers accommodation including a lounge, garden room, dining room, kitchen, ground floor shower room, two bedrooms and first floor bathroom. The property offers oil fired central heating, spacious driveway parking, and a generous garden. Offered with no onward chain, this well placed property would benefit from a course of improvements and updating and represents an excellent opportunity to acquire a characterful home in a popular Broadland village.



Entrance Hall

Stable style entrance door, exposed brick and flint work, door giving access to;

Kitchen 15'6" x 6'2" extending to 10'4" (4.73m x 1.88m extending to 3.15m)

With a Velux window to side aspect, windows to front and side, a range of fitted units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mixer tap, plumbing for washing machine, integrated electric double oven, ceramic hob, radiator, loft access, plumbing for dishwasher, doors leading off;

Utility Room 10'7" x 5'10" at max (3.25m x 1.8m at max)

Velux window and additional window to side aspect, oil fired boiler for hot water and central heating, fitted units with stainless steel sink with mixer tap and tiled splash back, plumbing for washing machine, power points.





Shower Room

Obscure glazed window to rear aspect, part tiled walls, corner hand wash basin, low level w.c., tiled shower cubicle with electric shower.

Dining Room 16'4" extending to 20'8" into doorwell x 10'7" (5m extending to 6.32m into doorwell x 3.24m)

Double aspect room with windows to front and rear, glazed door giving access to garden, two radiators, power points, wall lighting, telephone point, stairs to first floor landing, brick built arch opening to;

Lounge 14'4" x 12'0" (4.38m x 3.66m)

Windows to side and rear aspects, brick built fireplace surround, inset shelving and built-in cupboards, radiator, power points, television point, wall lighting, glazed French doors to;

Garden Room 13'3" x 9'1" (4.05m x 2.79m)

Window to front aspect overlooking the garden, glazed door to side, radiator, power points.

First Floor Landing

Airing cupboard housing hot water cylinder with immersion heater, window to rear aspect, radiator, doors leading off;

Directions

From Aldreds Stalham office proceed along St Johns Road turning right onto Brumstead Road. At the 'T' junction turn right, bear left at the mini roundabout onto Old Yarmouth Road and proceed as the road bears right turn left into Field Lane, continue towards the village of Hickling. At the 'T' junction turn right into Heath Road, Hickling. Continue, passing the right hand turn at The Green, where the property can be found a short way further along on the right hand side, located by our 'For Sale' board.



Bedroom 1 14'4" x 12'1" (4.39m x 3.7m)

Windows to front and rear aspects, access to roof eaves storage, power points, telephone point, radiator, a range of fitted bedroom furniture.

Bedroom 2 11'0" x 10'2" (3.37m x 3.12m)

Windows to front and rear, radiator, power points, fitted furniture.

Bathroom

Obscure glazed window to front aspect, panelled bath with tiled surround, electric shower over, pedestal hand wash basin, low level w.c, radiator, over stairwell cupboard, shavers point with light.

Outside

The property sits side onto the road with spacious 'in and out style' shingle driveway, nicely enclosed from the street with a variety of mature shrubbery and tree planting. There is a small enclosed area of garden to the rear of the property, the bulk of the grounds sit to the front, nicely enclosed with mature planting to borders, laid to lawn with a paved patio, oil storage tank, two timber garden sheds.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: D.

Energy Performance Certificate (EPC)

EPC Rating: E.

Reference

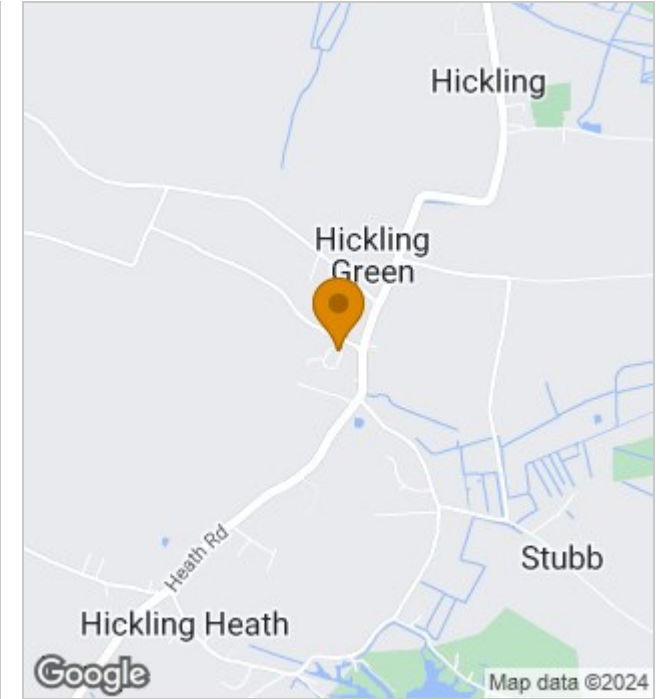
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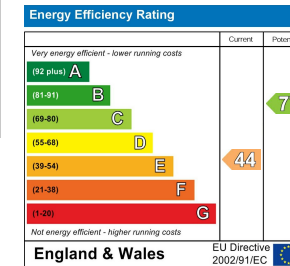
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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