

Aldreds
Estate Agents



15 Mallard Way, Hickling, NR12 0YU

£425,000





15 Mallard Way

Hickling, NR12 0YU

- Spacious Detached Bungalow
- Beautifully Refurbished Throughout
- Lovely South Facing Garden with Views Beyond
- Oil Fired Central Heating
- Sought After Broadland Village
- Three bedrooms
- Modern Fitted Kitchen Diner with Granite Worksurfaces
- Spacious Driveway & Garage
- PV Solar Panels with Grid Feed in Tariff
- Must be Viewed to be Appreciated!

Aldreds are delighted to offer this exceptional three bedroom detached bungalow situated in the desirable Broadland village of Hickling. Fully refurbished by the current owners including a newly fitted kitchen and bathroom, windows and doors, this well appointed property offers spacious accommodation including an entrance hall, inner hallway, cloakroom, lounge, an impressive 6.55m kitchen/diner, three bedrooms and bathroom. The property offers oil fired central heating, pv solar panels with a grid feed in tariff. Outside, there is a spacious driveway with adjoining garage and a delightful enclosed rear garden with a Southerly aspect and a lovely far reaching outlook beyond. Early internal viewing is highly recommended to appreciate this well presented home.

£425,000



Entrance Hall

Part glazed composite entrance door with glazed side panel, radiator, door giving access to garage, LVT flooring, doors leading off;

Cloakroom 5'6" x 4'9" (1.69m x 1.45m)

Obscure glazed window to rear aspect, low level .w.c, pedestal hand wash basin with tiled splash back, LVT flooring, heated towel rail.

Inner Hall

Glazed door from entrance hall, radiator, power points, loft access (loft is boarded with storage shelving and light), airing cupboard with radiator, LVT flooring, doors leading off;

Lounge 16'1" x 12'4" (4.91m x 3.76m)

Sliding patio doors giving access to rear garden, vertical contemporary style radiator, power points, television point, LVT flooring, glazed French doors giving access to;





Kitchen/Diner 21'5" x 9'10" (6.55m x 3m)

A spacious double aspect room with window to side and glazed French doors to rear garden, LVT flooring, two radiators, inset ceiling LED lighting, a range of refitted modern kitchen units with granite work surfaces and upstands, inset stainless steel sinks with mixer tap, integrated appliances including electric double oven, induction hob, stainless steel chimney style extractor, fridge-freezer, dishwasher and cupboard housing integrated waste bin, glazed door back to inner hall.

Bedroom 1 13'11" x 9'10" (4.26m x 3m)

Window to front aspect, radiator, power points, laminate flooring.

Bedroom 2 12'4" x 12'4" (3.77m x 3.77m)

Window to front aspect, Laminate flooring, radiator, power points.

Bedroom 3 10'5" x 9'0" (3.2m x 2.75m)

Side facing window, radiator, power points, a range of fitted wardrobes and drawers.

Bathroom 6'10" x 6'7" (2.09m x 2.03m)

Side facing obscure glazed window, part tiled walls, heated towel rail, white suite comprising of low level w.c., hand wash basin within a fitted storage unit with mono bloc tap, panelled P-shaped bath with shower screen and shower over.

Directions

From Aldreds stalham office proceed along St Johns Road turning right onto the Brumstead Road. At the 'T' junction, turn right, at the mini roundabouts turn left towards Sutton on the Old Yarmouth Road. Upon reaching Stalham Green bear left into Field Road. At the junction, turn right and then first left. Continue for approximately 1.5 miles to the village of Hickling. At the 'T' junction, turn right and left into Stubb Road just after the Greyhound public house, Passing Mill Close on the right hand side before reaching Mallard Way on the right. Proceed into Mallard Way where the property can be located on the left hand side, towards the end of the road.



Outside

The property offers a spacious brick weave driveway extending to the side of the property and leading onto an adjoining garage.

Garage 16'1" x 8'4" (4.92m x 2.55m)

With electric roller door, power, lighting, rear facing window, plumbing for washing machine, oil fired combination boiler for hot water and central heating.

Gardens

Low maintenance shingled garden to the front with raised bed and access to the side of the property via a timber gate. To the rear of the property is a delightful garden with a Southerly aspect, backing onto open space allowing a far reaching view. The rear garden is predominately laid to lawn with a pond and a patio to the rear of the property. electrically operated sun blind, external lighting, external water supply. The garden is nicely enclosed with close board panel fencing to boundaries, enclosure housing oil tank and two timber garden sheds, the larger one with power supply.

Agents Note

The property benefits from PV solar panels with a grid feed-in tariff. Further information available via our Broadland Stalham office.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: D.

Location

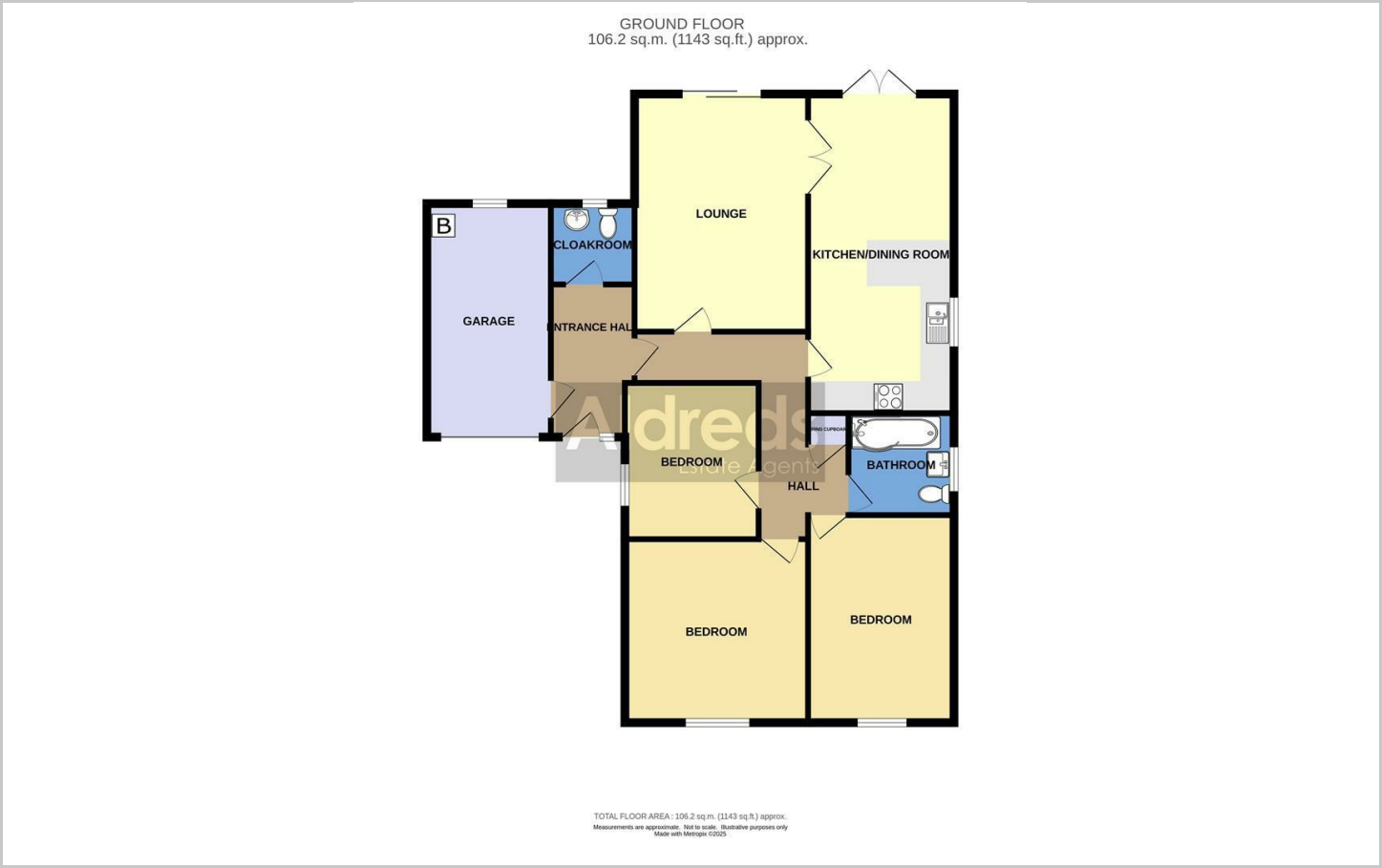
Hickling is an attractive Broadland Village, famous for its Broad on the Norfolk Broads network. Hickling Broad is the largest of all the Norfolk Broads attracting bird watchers, walkers and sailors with a sailing club in the village. The Hickling Barn community centre offers many village activities and opportunities. There is a primary school and two public houses. The coast lies approximately three miles away and the local market town of Stalham offers a full range of amenities including a supermarket, schools, doctors and library. The Fine City of Norwich is approximately 18 miles away.

Reference

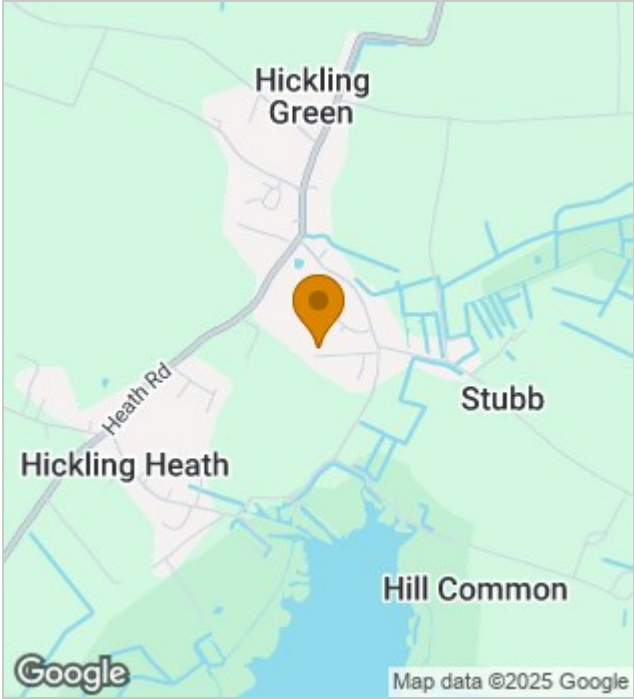
PJL/S9917



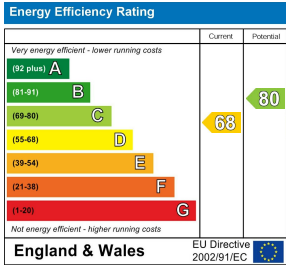
Floor Plans



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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.