

**Aldreds**  
Estate Agents



Doves Cottage, Doves Corner Stalham Road, Hickling, NR12 0XS

£325,000



3



2



2



E



£325,000

# Doves Cottage, Doves Corner Stalham

Hickling, NR12 0XS

- Spacious Detached Property
- Lounge, Kitchen/Breakfast Room & Separate Dining Room
- Corner Plot Position
- Popular Broadland Village
- Offered With No Onward Chain
- Three Bedrooms (One En-Suite)
- Oil Fired Central Heating
- Driveway, Parking & Garage
- Scope To Improve

Aldreds are pleased to offer this spacious, extended detached chalet bungalow, located in a delightful position within the popular Broadland village of Hickling. This well placed property would now benefit from a course of refurbishment/improvement and offers an excellent opportunity to acquire a spacious three bedroom property at the heart of this desirable Broadland village. The property offers sealed unit double glazed windows, oil fired central heating, lawned garden, driveway parking and a brick built garage. Offered with no onward chain, early internal viewing is highly recommended.



## Entrance Hall

Double entrance doors, stairs to first floor landing, under stair cupboard, radiator, power points, thermostat, doors leading off;

## Lounge 20'1" x 11'11" (6.13m x 3.64m)

A spacious double aspect room with windows to front and side, two radiators, power points, brick built fireplace surround with a wood burning stove and pamment tiled hearth.

## Kitchen 17'9" x 7'6" (5.43m x 2.29m)

Windows to side and rear aspects, tiled flooring, radiator, a range of fitted kitchen units with granite work-tops and inset ceramic butler style sink drainer, power points, plumbing for washing machine, integrated electric double oven, ceramic hob and extractor.

## Inner Hall

Doors leading off;





**Dining Room 11'10" reducing to 7'6" x 10'1" at max (3.63m reducing to 2.29m x 3.09m at max )**

Window to rear aspect, radiator, power points.

**Ground Floor Bedroom 16'0" reducing to 11'9" x 9'8" (4.89m reducing to 3.59m x 2.95m)**

Windows to front and side aspects, radiator, power points, loft access, door giving access to;

**En-Suite Shower Room**

Rear facing obscure glazed window, fully tiled walls and floor, low level w.c., pedestal hand wash basin, tiled shower cubicle, shavers point.

**First Floor Landing**

Window to side aspect, radiator, airing cupboard housing hot water cylinder, doors leading off;

**Bedroom 1 11'3" x 10'1" (3.45m x 3.09m)**

Window to rear aspect allowing an attractive view over neighbouring gardens and paddocks beyond, radiator, access to roof eaves storage space, power points.

## Directions

On arriving in the village of Hickling on the Stalham Road, the property can be found at the T-junction with The Street, on the left hand side corner, located by our 'For Sale' board.



### Bedroom 2 11'3" x 8'9" (3.45m x 2.69m)

Window to front aspect, radiator, power points, access to roof eaves storage.

### Bathroom

Side facing obscure glazed window, part tiled walls, radiator, comprising of white suite with pedestal hand wash basin, low level w.c., tiled bath with shower over.

### Garage 20'4" x 11'4" (6.2m x 3.46m)

Front facing up and over door, windows to side and rear aspect, side service door, power.

### Outside

The property occupies a pleasant corner plot position with a tarmac driveway providing parking for two vehicles, leading onto garage to the side. The majority of the gardens wrap around to the front and side and are laid to lawn with a variety of well stocked shrubbery and planting. To the rear there is a uPVC oil storage tank, timber garden shed, external oil fired boiler for hot water and central heating.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

North Norfolk District Council - Band: C.

### 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

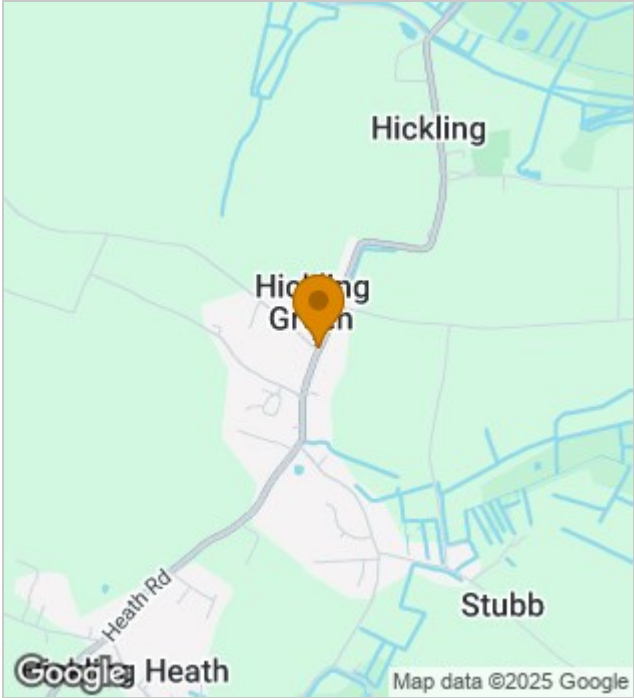
PJL/S9946



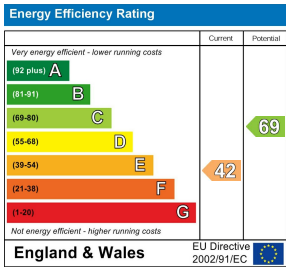
Floor Plans



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.