

Aldreds
Estate Agents



Broadholme Staithe Road, Hickling, NR12 0YJ

£395,000





Broadholme Staithe Road

Hickling, Norwich, NR12 0YJ

- Spacious Detached Property
- Desirable Broadland Location
- Oil Central Heating
- Spacious Driveway
- Lots Of Potential To Update/Modernise
- Four Bedrooms
- Three Receptions
- Generous Garden With a Southerly Aspect
- Offered With No Onward Chain
- Early Internal Viewing Is Highly Recommended

Aldreds are delighted to offer this substantial detached property, situated in a very desirable position, close to Hickling Broad, in this sought after Broadland location. This deceptively spacious home has been well loved by the current owners, but would now benefit from a course of modernisation and updating.

The accommodation includes an impressive entrance porch and hallway, three spacious reception rooms, kitchen, scullery and utility, three first floor bedrooms and a WC, ground floor bedroom four/study and bathroom. The property sits in a delightful tucked away position with a sweeping driveway approach and a generous nicely enclosed, South facing garden.

Early internal viewing is highly recommended to appreciate this spacious home in a great location, which is offered with no onward chain.



Sunlounge 17'10" x 10'1" (5.44m x 3.09m)

Part glazed uPVC entrance door, windows to front and both side aspects, tiled flooring, two radiators, power points, part glazed door giving access to;

Hallway 18'4" x 8'3" (5.6m x 2.53m)

A spacious hallway with a front inward facing window, radiator, stairs to first floor landing, power points, thermostat, built-in cloaks cupboard, doors leading off;

Lounge/Dining Room

Dining Area 13'10" x 12'2" (4.22m x 3.71m)

Windows to front and side aspects, corner brick built fireplace surround with a brick hearth with a gas coal effect fire (not in working order), radiator, power points, open plan access to;

Lounge Area 12'2" x 11'11" (3.71m x 3.65m)

Window to side aspect, power points.

Sitting Room 13'10" x 12'1" (4.22m x 3.7m)

Window to front aspect, radiator, power points, wall lighting.



Kitchen 13'7" x 12'1" (4.15m x 3.69m)

Window to rear aspect allowing a lovely garden view, radiator, part tiled walls, a range of fitted kitchen units with tiled work surface and upstand, stainless steel double sink drainer with mixer tap, oil fired range cooker (not in working order), power points, electric cooker point, extractor, door to rear, doorway giving access to;

Scullery 9'0" x 4'11" (2.76m x 1.5m)

Rear inward facing window, power points, a range of fitted units with an inset electric oven.

Rear Lobby 11'6" x 6'0" (3.53m x 1.83m)

Part glazed door to rear garden, windows to side and rear, pitched Polycarbonate roof, wall lighting, fitted work surface and cupboard.

Garden Room 11'10" x 9'0" (3.62m x 2.75m)

Glazed French doors with glazed side panels leading to rear garden, tiled flooring, power points, wall lighting, electric heater, fitted cupboard, exposed mock ceiling beams, cupboard housing electric consumer unit.

Directions

From Aldreds Stalham office, proceed along St Johns Road, turn right into Brumstead Road, continue to the 'T' junction, turn right and then left at the mini roundabouts, continue along Old Yarmouth Road, proceed through the village of Sutton before turning left into Hickling Road. Continue as the road branches to the right then left and continue towards Hickling, continue onto Sutton Road, at the 'T' junction turn left and then instantly right onto Staithe Road, where the property can be found towards the Broad, on the right hand side just before the turning for The Smea.



Utility Room 8'5" x 6'0" (2.59m x 1.83m)

Part glazed door to side, pitched Polycarbonate roof, vinyl flooring, ceramic butler sink, power points, plumbing for washing machine, fitted wall mounted cupboards, door giving access to;

Store 11'10" x 9'0" (3.62m x 2.75m)

Formally a garage before sub-division to create the garden room, side facing up and over door, power and lighting.

Ground Floor Bedroom 4/Study 9'2" x 9'10" reducing to 7'9" (2.81m x 3.01m reducing to 2.37m)

Window to side aspect, radiator, power points, door to;

Cloakroom

Low level w.c., ventilation, tiled flooring, oil fired boiler for hot water and central heating.

Bathroom 8'10" x 7'0" (2.7m x 2.14m)

Rear facing obscure glazed window, fully walls and floor, white suite comprising of low level w.c., panelled bath with shower screen and shower attachment over, hand wash basin within a fitted storage unit with tiled work surface.

First Floor Landing

Window to front aspect, power points, thermostat, walk-in airing cupboard housing hot water cylinder with immersion heater, radiator and fitted shelving, doors leading off;

Bedroom 1 16'0" x 13'11" (4.88m x 4.25m)

Two windows to side aspect, two radiators, power points, a range of fitted bedroom furniture.

Bedroom 2 15'10" reducing to 12'5" x 14'0" at max (4.83m reducing to 3.8m x 4.27m at max)

Two side facing windows, radiator, power points, telephone point, access to roof eaves storage space, fitted wardrobe, hand wash basin within a fitted storage unit with tiled splash back, body-jet style shower cubicle.

Bedroom 3 10'11" x 9'4" reducing to 6'10" (3.34m x 2.85m reducing to 2.09m)

Window to rear aspect, radiator, power points, fitted unit housing a hand wash basin with storage under and tiled splash back.

WC

Velux window to rear aspect, low level WC.

Outside

The property is approached via an initially shared driveway leading to a long private drive extending to the front and far side of the property, to a large

parking area, ideal for boat or caravan storage. The driveway leads onto a carport with greenhouse beyond, external gardeners toilet to the rear of the building with a low level w.c.,

Gardens

The property offers delightful mature gardens, laid to lawn, the rear garden is particularly generous with a Southerly aspect, a variety of shrubbery and planting to borders with large patio areas, external lighting, water supply. To the far side of the property there is an additional lawned area, nicely enclosed with pedestrian gate to front, uPVC oil storage tank.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: E.

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.

Please Note

Some remaining furniture, fixtures and fittings may be available by separate negotiation.

Reference

PJL/S9952

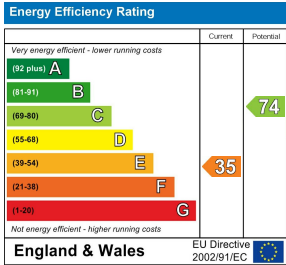
Floor Plans



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.

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