



Garden Cottage The Street, Hickling, NR12 0XU

£525,000





Garden Cottage The Street

Hickling, Norwich, NR12 0XU

- Spacious Detached House
- Impressive Kitchen/Dining/Day Room Extension
- Master Bedroom with En Suite
- Lots Of Driveway Parking
- Desireable Broadland Village
- Three Double Bedrooms
- Generous Garden of Approx 0.21acre (STMS)
- Oil Fired Central Heating
- Beautifully Presented Throughout
- Early Internal Viewing Is Highly Recommended

Aldreds are delighted to offer this superb modern cottage style house, located in the desirable Broadland village of Hickling. This well appointed property has been significantly improved and extended by the current owners in recent years and features an impressive open plan kitchen/dining/day room with with bi-fold doors opening onto a large patio and the generous garden beyond.

Sitting in grounds of approximately 0.21acre (stms), the property offers accommodation including an entrance hall, ground floor cloakroom, lounge, three double bedrooms, en-suite and family bathroom. The property offers oil fired central heating, uPVC sealed unit double glazed windows, an integral garage and spacious driveway parking for a number of vehicles - ideal for boat, motorhome or caravan storage.

Early internal viewing is highly recommended to appreciate this impressive property located in a lovely location close to Hickling Broad, The Wildlife Trust and the North East Coast.



£525,000



Entrance Hall

Part glazed entrance door, stairs to first floor landing with under stair cupboard, doors leading off;

Cloakroom

Obscure glazed window to front aspect, low level w.c., hand wash basin.

Lounge 13'3" x 11'2" (4.05m x 3.41m)

Window to front aspect, wall lighting, exposed ceiling beams, corner fireplace with a multi fuel stove, radiator, open plan access to;

Kitchen/Dining/Day Room 24'0" at max x 16'2" at max (7.33m at max x 4.95m at max)

A superb open plan, garden facing space which is sub-divided into two areas with impressive five panel bi-fold doors opening onto a large patio and the garden beyond. Window to rear aspect and a superb, large roof lantern flooding the room with light. A range of modern kitchen units with work surface and glass upstand, sink drainer with Quooker boiling hot water tap, tri-colour LED ceiling lighting, two electric self cleaning ovens, LPG hob with extractor over, central breakfast bar, two contemporary vertical radiators, door to garage.



First Floor Landing

Airing cupboard housing pressurised hot water cylinder, doors leading off:

Master Bedroom 13'3" x 11'2" (4.05m x 3.41m)

Window to front aspect, two built in wardrobes with sliding mirrored doors, radiator, door giving access to;

En-Suite Shower Room

Obscure glazed window to front aspect, low level w.c. and hand wash basin within a fitted storage unit, shower cubicle with electric shower, heated towel rail.

Bedroom 2 19'3" x 8'6" (5.88m x 2.6m)

A spacious double aspect room with windows to front and rear, walk-in wardrobe, two additional built-in wardrobes.

Bedroom 3 13'3" x 7'7" (4.05m x 2.33m)

Window to rear aspect, radiator.

Bathroom

Rear facing obscure glazed window, panelled corner bath, low level wc, pedestal hand wash basin, heated towel rail.

Garage 19'7" x 8'7" (5.97m x 2.62m)

Timber double doors, rear facing window, power, lighting, radiator.

Directions

On arriving in the village of Hickling on the Stalham Road, turn left at the T-junction with The Street. Proceed a short way along, where the property can be found on the left hand side.



Outside

The property is approached with a spacious driveway providing ample parking space for a number of vehicles, ideal for boat/caravan/motorhome storage, with an enclosure to the side housing a uPVC oil storage tank. A particular feature of the property is the generous rear garden, laid to lawn with a recently laid large patio area directly accessed from the bi-fold doors of the kitchen/day room. The rear garden is beautifully maintained and nicely enclosed with close board panel fencing and mature shrubbery to borders, timber garden shed and summer house, a selection of tree planting including, peach, plum and olive trees.

Tenure

Freehold

Agents Note

A maintenance right of way exists with notice required access for the neighbour to maintain the side of their building.

Services

Mains water, electric & drainage

Council Tax

North Norfolk District Council. Band 'E'

Location

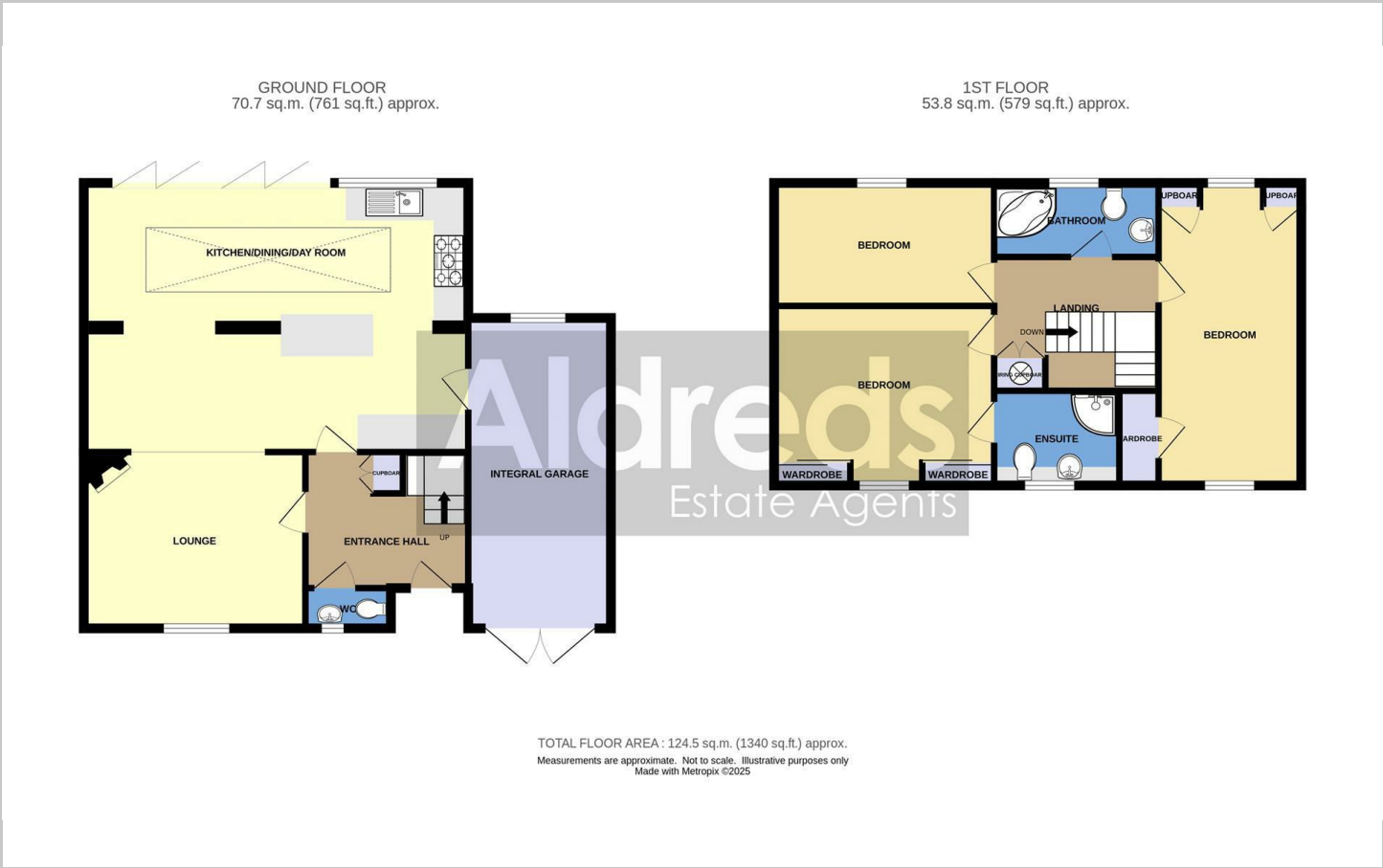
Hickling is an attractive Broadland Village, famous for its Broad on the Norfolk Broads network. Hickling Broad is the largest of all the Norfolk Broads attracting bird watchers, walkers and sailors with a sailing club in the village. The Hickling Barn community centre offers many village activities 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.

Reference

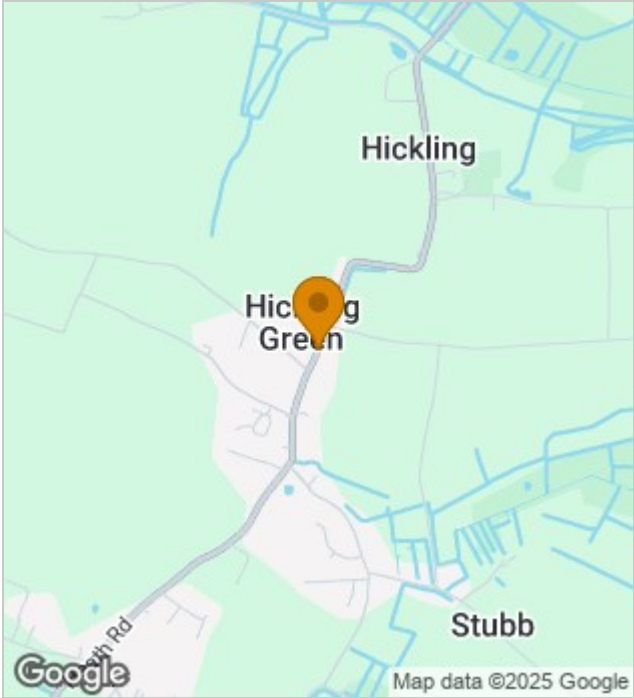
PJL/S9961



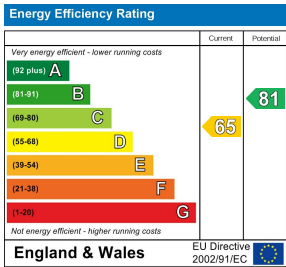
Floor Plans



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.