



16 Mill Close, Hickling, NR12 0YT

Offers In Excess Of £385,000





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Hickling, NR12 0YT

- Extended Detached Bungalow
- Living Room & Garden Room/Conservatory
- Modern Kitchen & Shower Room
- Sought After Broadland Village
- Large Gardens With A Southerly Aspect
- Three Good Sized Bedrooms
- Spacious Accommodation
- Oil Central Heating
- Garage & Car Por
- Viewing Highly Recommended

Aldreds are delighted to offer this well presented extended detached bungalow situated in the much sought after Broadland village of Hickling. This nicely located bungalow at the bottom of a quiet cul de sac offers a large beautifully maintained garden with off road parking, car port and garage. The generous accommodation comprises of an entrance porch, hallway, modern fitted kitchen, spacious living room, conservatory/garden room with a thermal roof, three good sized bedrooms and shower room. The property benefits from uPVC sealed unit double glazed windows and doors, oil central heating and a delightful rear garden with a southerly aspect. Early internal viewing is strongly recommended to appreciate this very well presented property.



Entrance Porch

Part stained glass/double glazed pvc entrance door, tiled flooring, frosted double glazed window to side, door in to covered side area and access to:

Entrance Hall

Built in airing cupboard and additional built in double cloaks cupboard, solid wood flooring, radiator, access to the loft space, doors leading off to:

Living Room 17'6" narrowing to 12'0" x 16'0" (5.35m narrowing to 3.66m x 4.88m)

Superb living room with a light and airy feel, two radiators, solid wood flooring, tv point, double glazed window to front aspect, double glazed French doors to:

Conservatory/Garden Room 14'7" x 10'9" (4.46m x 3.30m)

Brick and pvc double glazed construction with a pitched insulated thermal roof making it an ideal overspill to the main living space for all year round use, solid wood flooring, double glazed French doors to rear garden, power points and lighting.



Directions

From Stalham, proceed along Old Yarmouth Road reaching Stalham Green. Branch off to the left onto Field Road. At the junction turn right and then first left. Continue along for approx. 1.5 miles to the T-junction at the entry to the village. Turn right onto the Street, take the second left hand turning adjacent to the Greyhound Inn into Stubb Road, proceed a short way along then take the first right into Mill Close where the property can be found towards the far end of the cul de sac on the right hand side.

Kitchen 12'0" x 7'6" (3.66m x 2.29m)

Extensively fitted with a white gloss kitchen with wall and matching base units with solid wood work surfaces over, white one and a half bowl ceramic sink, space and plumbing for a dishwasher, metro tiling to walls, tiled flooring, built in electric double oven, four ring ceramic hob and incorporated extractor hood over, space for an American style fridge/freezer, cupboard housing the Wallstar oil boiler, double glazed window to front aspect.

Bedroom 1 11'10" x 11'8" (3.63m x 3.58m)

Plus a built in double wardrobe cupboard, radiator, double glazed window to rear aspect, wall mount tv point, solid wood flooring.

Bedroom 2 11'8" x 11'6" maximum (3.58m x 3.51m maximum)

Including storage recess with space for a dressing table with over head storage, radiator, double glazed window to rear aspect, fitted carpet.



Bedroom 3 10'3" x 7'11" (3.13m x 2.43m)

Plus a built in wardrobe cupboard, wall mount tv point, radiator, double glazed window to side aspect, solid wood flooring.

Shower Room 8'0" x 5'7" (2.44m x 1.71m)

Full width tiled shower cubicle with electric shower fitting, low level wc, vanity unit with inset wash basin, tiled walls and flooring, radiator, recessed spot lights, frosted double glazed window to side aspect.

Outside

The property can be found in the far corner of this quiet cul de sac and occupies a generous plot which fully compliments this delightful bungalow. To the front a driveway provides off street parking and access to a car port and beyond the garage.

Garage 18'2" x 8'11" (5.56m x 2.73m)

With electric roller door, power and lighting, personal door leading in to a covered side area providing access to the bungalow and the rear garden.

Gardens

A further gated access at the front leads in to the wrap around front and side garden which is very private and faces a southerly direction. The garden is laid to lawn with established borders, large paved suntrap terrace and Pergola. Towards the rear is an additional terrace and ornamental pond. At the rear are a variety of useful outbuildings with power connected including three sheds, large workshop, greenhouse and an external utility room.



External Utility Room 7'10" x 6'0" (2.40m x 1.83m)

With space and plumbing for a washing machine and storage space.

Tenure

Freehold

Services

Mains water, electric and drainage

Council Tax

North Norfolk District Council: Band 'C'

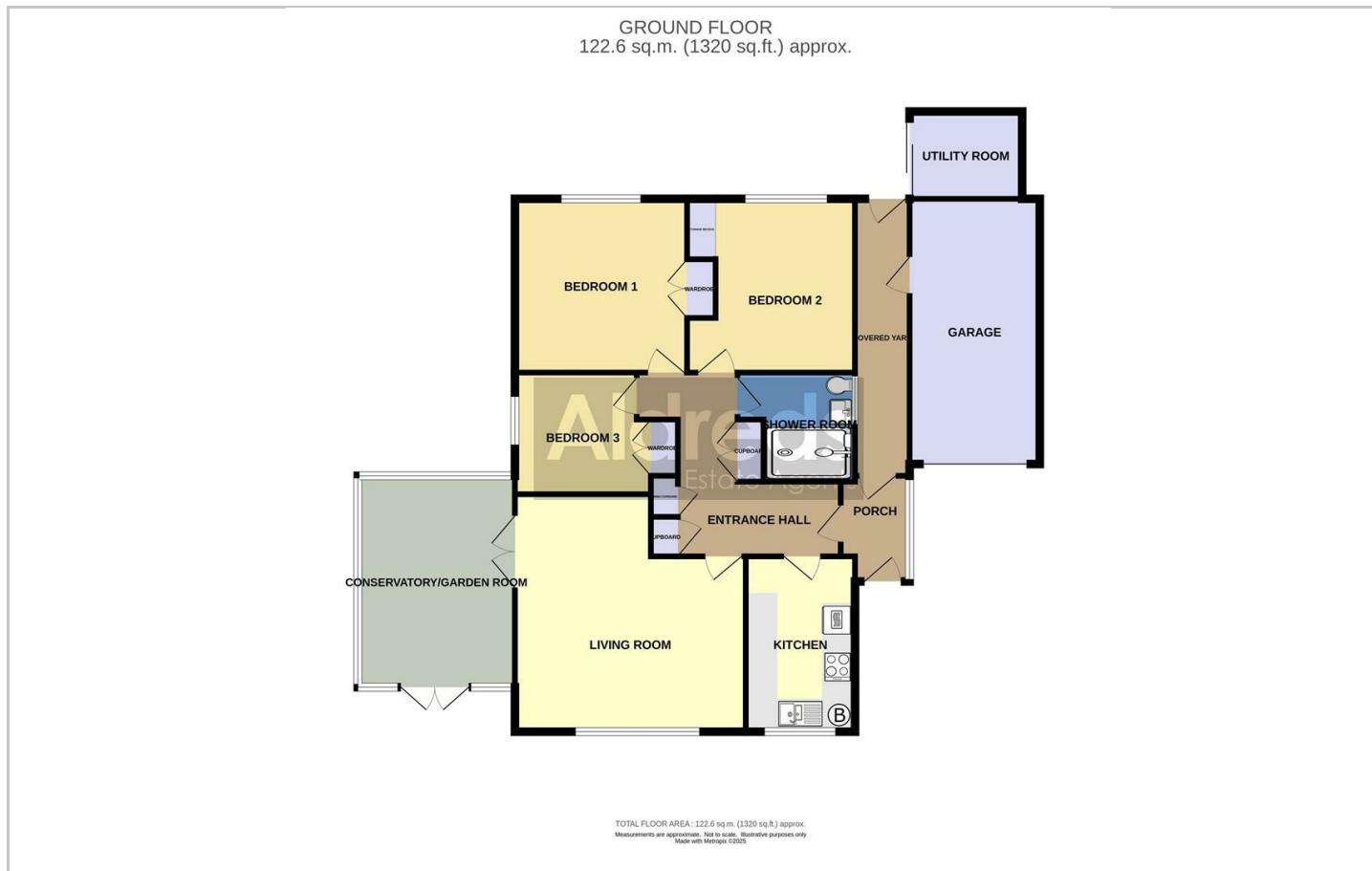
Location

Hickling is an attractive Broadland Village, which has a village hall, primary school and two public houses. Hickling Broad is the largest of all the Norfolk Broads attracting bird watchers, walkers and sailors with a sailing club in the village. 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.

Reference

S9978/CF

Floor Plans



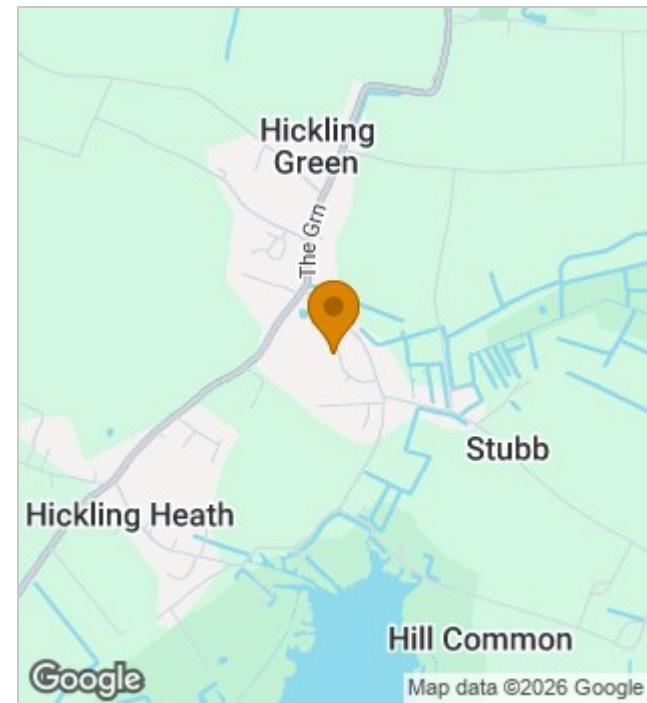
Viewing

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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Location Map



Energy Performance Graph

