

Aldreds
Estate Agents



The Laurels Northside Heath Road, Hickling, NR12 0YH

£295,000



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The Laurels Northside Heath Road

Hickling, NR12 0YH

- Attractive Period Property
- Many Character Features
- Oil Fired Central Heating
- Nicely Enclosed Garden
- Wonderful Open Farmland Views
- Lovingly Refurbished
- High Quality Fixtures & Fittings
- Two Spacious Receptions with Multi Fuel Stoves
- Driveway Parking
- Sought After Broadland Village

Aldreds are delighted to offer this attractive period property situated in the sought after Broadland village of Hickling. Lovingly and comprehensively refurbished by the current owner, this spacious property offers lots of character features and tasteful decoration throughout.

The refurbishment has included re-wiring and a new heating system, with some new floorboarding, re-plastering, the installation of multi stoves in both reception rooms, and the re-fitting of kitchen and bathroom to a high standard. The accommodation includes a lounge, dining/sitting room, kitchen, conservatory, bathroom and three first floor bedrooms.

The property benefits from oil fired central heating, driveway parking and a delightful enclosed garden with superb open farmland views available to the front aspect. Internal viewing is highly recommended to appreciate this exceptional property.



Lounge 15'0" x 13'11" at max (4.59m x 4.26m at max)

Part glazed entrance door, bay window to front aspect, recently replaced timber flooring, picture rail, power points, timber fireplace surround with a multi fuel stove on a marble tiled hearth with tiled inset and cupboards to either side, power points, vertical radiator, stairs to first floor landing, door giving access to;

Dining/Sitting Room 15'0" x 12'11" (4.59m x 3.94m)

With windows to side and rear aspects, exposed floorboards, vertical radiator, power points, under stair cupboard, picture rail, timber fireplace surround with a multi fuel stove on a marble hearth with tiled inset, part glazed door giving access to;

Kitchen 11'0" x 9'10" (3.36m x 3.01m)

Side inward facing window, a range of free standing units with marble work surface and upstand, American style cask iron sink with mixer tap, marble flooring, vertical radiator, power points, electric cooker point, plumbing for washing machine, inset LED ceiling lighting, part glazed door giving access to conservatory, door giving access to;



Bathroom 8'11" x 6'9" (2.74m x 2.07m)

Rear facing obscure glazed window, marble tiled flooring, fully tiled walls, fitted unit with inset sink, low level w.c., with enclosed cistern, steel bath with mixer tap and shower attachment over, tiled shower cubicle, motion detecting ventilation, inset LED ceiling lighting, vertical radiator.

Conservatory 10'3" x 4'9" (3.13m x 1.46m)

A recent quality addition to the property, built in hardwood with a glazed roof, windows to side and rear, glazed door giving access to garden, fitted solid wood work surface and shelving, oil fired combination boiler for hot water and central heating, wall lighting.

First Floor Landing

Exposed floorboards with carpet runner, radiator, wall lighting, doors leading off;

Bedroom 1 15'1" x 10'11" (4.6m x 3.33m)

Window to front aspect allowing a superb open farmland view, exposed floorboards, cast iron fireplace, built-in cupboard, picture rail, radiator, power points, bedside wall lighting.

Bedroom 2 11'8" x 9'11" (3.57m x 3.03m)

Window to side aspect, exposed floorboards, picture rail, radiator, power points.

Directions

On arriving in the village of Hickling on the Stalham Road, turn right at the T junction into The Street and proceed some way along, passing the Methodist Church on the left. Continue just past the the left turn into Broadlands Road, where the property can be found on the left hand side.



Bedroom 3 11'1" x 9'8" (3.4m x 2.97m)

Rear facing window, loft access, exposed floorboards, panelling to one wall, power points.

Outside

The property offers spacious shingle driveway parking with paved pathway leading to front entrance and side gate giving access to rear garden. The front garden is shingled with a variety of shrubbery and planting with original wrought iron railings on a low level brick wall. To the rear of the property is a delightful enclosed garden, with close board panel fencing to boundaries, laid to lawn with paved pathways and patios, timber garden shed, external water supply, oil storage tank.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council. Band 'C'

Energy Performance Certificate

A number of improvements including a new boiler, insulation and the installation of multi fuel stoves have been made since the last Energy Performance Certificate assessment.

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

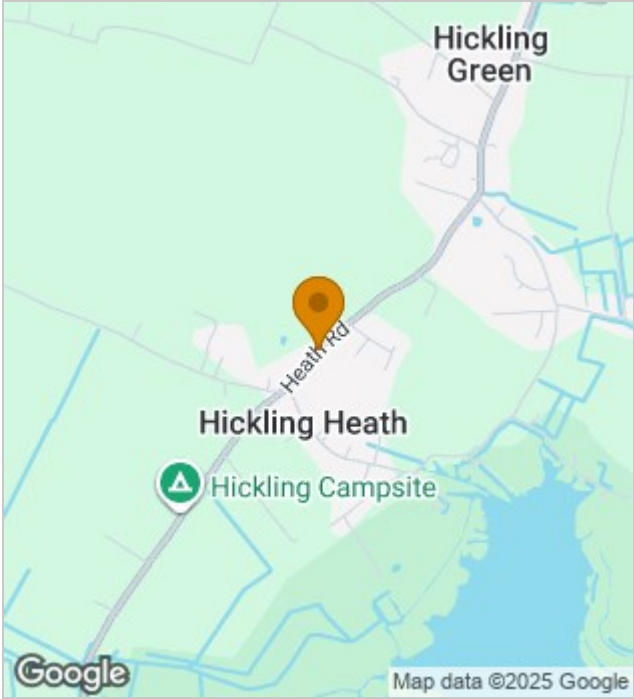
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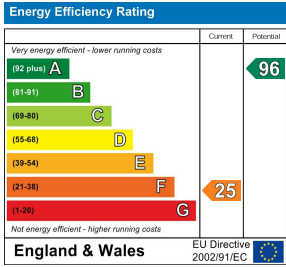
Floor Plans



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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