

**Aldreds**  
Estate Agents



Wisteria Staithe Road, Hickling, NR12 0YJ

Auction Guide £290,000



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# Wisteria Staithe Road

Hickling, NR12 0YJ

- For Sale by Modern Auction – T & C's apply
- Many Character Features
- Two Double Bedrooms
- Three Receptions
- Wonderful Garden with Summer House
- Delightful Detached Bungalow
- Deceptively Spacious Accommodation
- Master En Suite Shower Room
- Oil Central Heating
- Must View to Appreciate!

Aldreds are delighted to offer this characterful detached bungalow situated in a delightful position close to Hickling broad, within this popular Broadland village. This attractive property is presented in excellent order throughout and sits in a generous garden with spacious driveway parking.

The accommodation offered includes a lounge, dining room, garden room, kitchen, two double bedrooms, master en-suite shower, family bathroom and an externally accessed utility room. The property benefits from oil fired central heating, sealed unit double glazed windows and a beautiful garden with summer house. Early internal viewing is highly recommended to appreciate.



## Open Plan Lounge With Front Garden Facing Receptio 17'8" x 15'11" at max (5.41m x 4.87m at max)

Part glazed entrance door, windows to front and side aspects, two radiators, power points, television point, ornate fireplace with LPG coal effect stove on a hearth, telephone point, leaded glazed French doors leading to;

## Dining Room 12'0" x 11'3" (3.67m x 3.43m)

Two side facing windows, radiator, power points, television point, telephone point, door to inner hall and open plan access to kitchen with breakfast bar.

## Kitchen 13'10" x 7'10" (4.24m x 2.4m)

Rear facing window, pantry cupboard, a range of Shaker style units with sold wood work surface and tiled splash back, ceramic hob, extractor, integrated electric double oven, fridge-freezer, ceramic butler style sink with mixer tap, dishwasher, LED pelmet lighting, doors giving access to;

## Garden Room 14'2" x 8'0" (4.33m x 2.44m)

With a vaulted ceiling and windows to side and rear aspects, glazed French doors to rear garden, part panelled walls, power points, radiator.

## Inner Hall

Loft access, doors leading off;





### Bedroom 1 11'3" x 8'10" (3.44m x 2.7m)

Glazed French doors opening into garden room, radiator, power points, door giving access to;

### En-Suite Shower Room

Obscure glazed window to side aspects, ventilation, tiled walls, tiled flooring, heated towel rail with integrated radiator, pedestal hand wash basin, low level w.c, tiled shower cubicle, shavers point.

### Bedroom 2 11'10" x 11'3" (3.61m x 3.43m)

Window to front aspect, radiator, power points, fitted wardrobes.

### Bathroom

Rear facing obscure glazed window, inset ceiling lighting, tiled flooring, part tiled walls, white suite comprising of tiled in bath with mixer tap with shower attachment, low level w.c, hand wash basin within a fitted storage unit, separate tiled shower cubicle, antique style heated towel rail with integrated radiator.

### Utility Room 8'1" x 5'4" (2.48m x 1.63m)

Externally accessed to the rear of the building, part glazed door, tiled flooring, a range of fitted work surfaces and wall mounted cupboards, ceramic butler sink, plumbing for washing machine, power points, adjacent external oil fire boiler for hot water and central heating.

### Store 11'1" x 8'2" (3.38m x 2.5m)

Part of the former garage, which has been sub-divided. Front facing up and over door, power and lighting.

## 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 a short way along, on the left hand side..



## Outside

The property is approached via a generous shingle driveway giving ample parking space for a number of vehicles, with a delightful lawned garden to the front, well stocked with a variety of well stocked shrubbery and planting to borders. A particular feature of the property is the generous rear garden, beautifully landscaped and full of colour at this time of year, laid to lawn, with shingled and paved areas to the rear of the property. Two garden sheds and a wonderful summerhouse at the end of the garden, taking in views back towards the house.

## Agents Note

The property construction would be considered non standard. We understand that the wall construction beneath the Cedar cladding is a solid concrete block. The roof covering is of Cedar shingles.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

## Tenure

Freehold.

## Services

Mains water, electric and drainage.

## Council Tax

North Norfolk District Council - Band C.

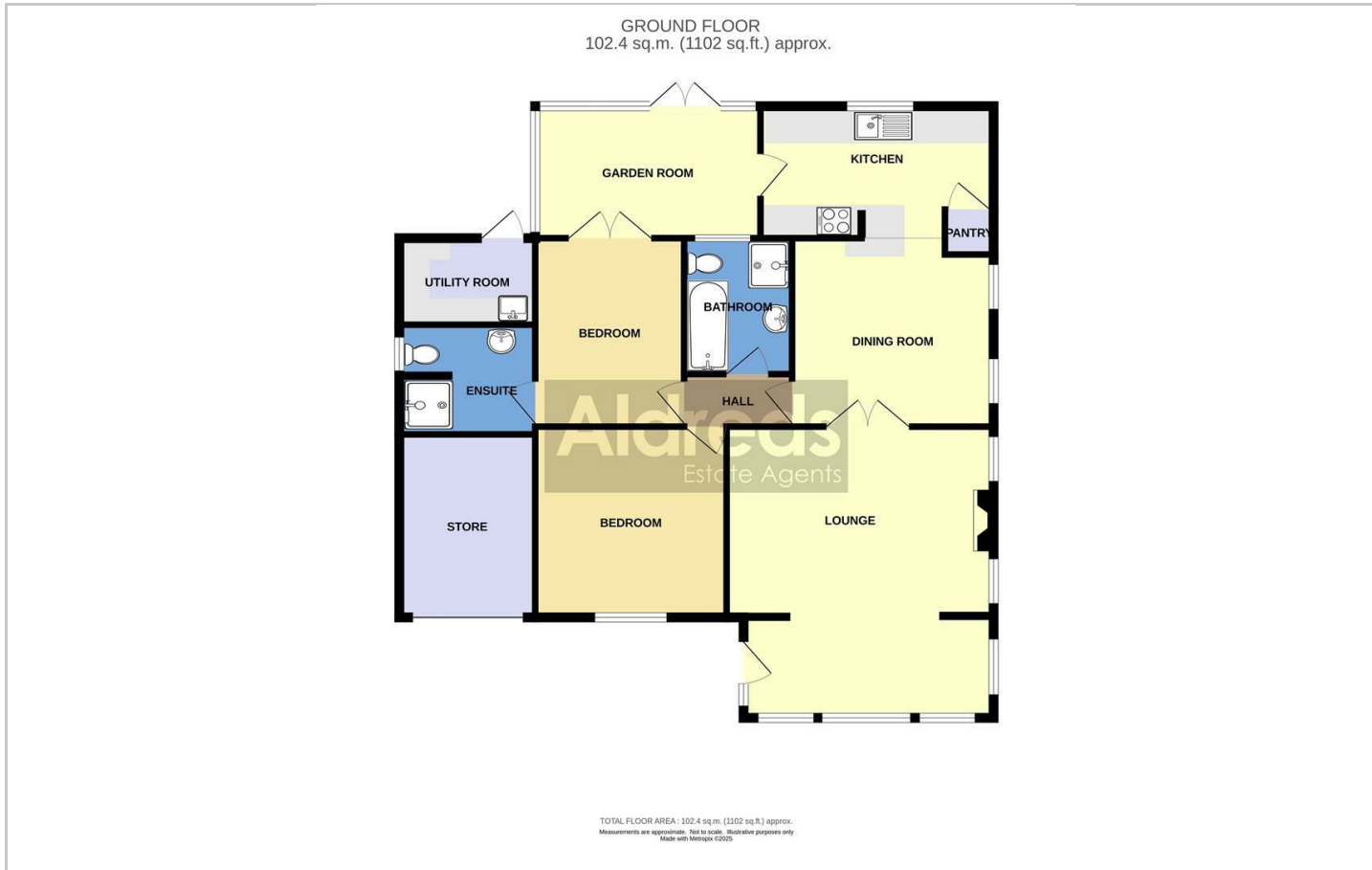
## Location

## Reference

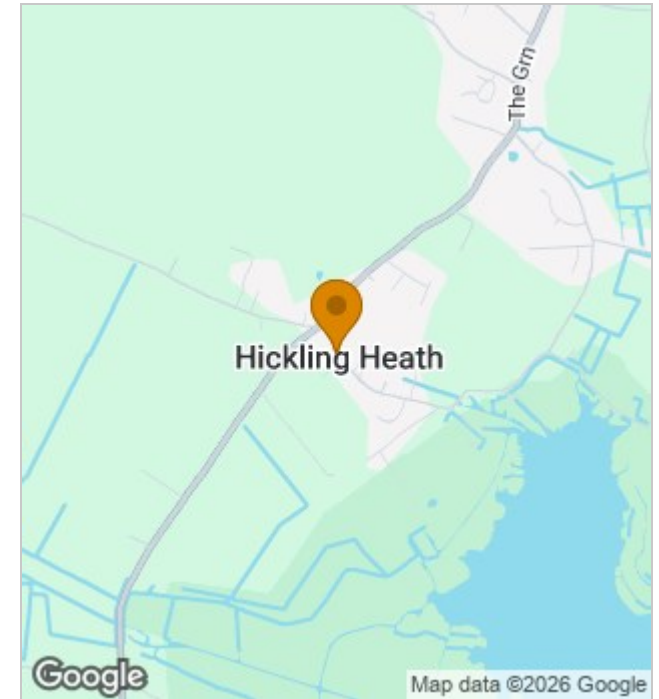
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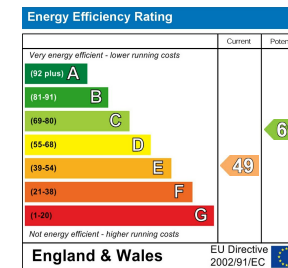
## Floor Plans



## 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.

### Disclaimer

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