



**Mill Close, Hickling, Norwich, NR12 0YT**

**welcome to**

## **Mill Close, Hickling, Norwich**

This well presented 3 bedroom detached Bungalow is situated in a cul-de-sac location in the highly sought after Broads village of Hickling, within walking distance of Hickling Broad, public houses and primary school.



## Description

Tucked away in the heart of the peaceful broadside village of Hickling, this delightful 3-bedroom detached bungalow offers the opportunity to enjoy tranquil living with countryside charm. Set on a generous plot, the property boasts a spacious wrap-around garden - perfect for outdoor entertaining. Outside the property also benefits from a garage, car port and driveway. Inside, the bungalow features well-proportioned rooms, comprising an entrance porch, hallway, modern kitchen bright and airy living room, conservatory, 3 bedrooms and a main shower room. Large windows throughout the home offer lots of natural light.

Viewings are highly advised to fully appreciate the space offered with this property.

## Entrance Porch

Decorative, stained glass feature in double glazed PVC entrance door. Tiled flooring, double glazed window to side. Door to covered side area between house and garage and door way leading to:

## Hallway

Solid wood flooring, 2 radiators, airing cupboard, single storage cupboard and large double storage cupboard. Spotlights throughout. Access to loft. Doors leading off to:

## Kitchen

11' 9" x 7' 5" (3.58m x 2.26m)  
Range of modern base and wall units in white gloss with wooden work top. White 1 1/2 bowl ceramic sink. Space and plumbing for dishwasher. Tiling to walls and flooring, radiator. Integrated double oven and separate electric hob with extractor hood over. Space for American style fridge/freezer.

## Lounge

17' 5" Max x 16' 1" (5.31m Max x 4.90m)  
Solid oak flooring, large double glazed window to front, radiators, TV point and double glazed french doors leading to:

## Conservatory

14' 7" x 10' 5" (4.45m x 3.17m)  
Brick & PVC double glazed construction with solid oak flooring, radiator, double glazed french style doors through to patio area and garden space.

## Bedroom One

Double glazed window to the rear aspect.

## Bedroom Two

11' 7" x 9' 5" min (3.53m x 2.87m min)  
Carpet, spotlights, TV point, radiator and double glazed window the rear.

## Bedroom Three

10' 2" max x 7' 9" (3.10m max x 2.36m)  
Solid oak flooring, built-in wardrobe, double glazed window to side.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Shower Room

Tiled flooring and walls, large shower tray with electric shower. Vanity unit with inset wash basin, WC, Spotlights, towel rail, double glazed frosted window to side. Radiator.

## Covered Hallway

With tiled floor and doors leading to:

## Utility

Tiled flooring and walls, double glazed PVC sliding door, single glazed window through to garage space. Power & lighting, space and plumbing for washing machine and tumble dryer.

## Garage

With electric roller door, power and lighting. Personal door to covered hallway.

## Exterior

To the front of the property features a tandem style driveway with carport and garage space. Along the front boundary of the property are established flower beds. The garden is fully enclosed with fence panels. The main garden wraps around the side of the property and is accessed via a small gate to the side of the driveway. The garden is laid to lawn with mature lower beds bordering and a large patio space with pergola for entertaining. Towards the rear of the garden is an enclosed coy pond. To the rear is a large concrete and paved area with a range of timber built sheds for storage and a greenhouse. There is also a timber built workshop with power and lighting.



welcome to

## Mill Close, Hickling, Norwich

- Detached 3 Bedroom Bungalow
- Spacious Garden
- Highly Sought after Broadland Village Location
- Garage & Carport
- Oil Fired Central Heating
- uPVC Double Glazing

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

**£385,000**



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Please note the marker reflects the postcode not the actual property

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