



**Rustic Bungalow, Heath Road, Hickling, Norwich, NR12 0YH**



**welcome to**

**Rustic Bungalow, Heath Road, Hickling, Norwich**

A stunningly modern and spacious detached house situated on a large plot in the peaceful village of Hickling.



## Description

This vast, beautifully decorated detached house features large rooms on both floors, an open kitchen and dining room perfect for cooking and enjoying family meals. The living room boasts full length bi-folding doors that open up into a large rear garden, which includes a log cabin summerhouse, workshop and double length garage/utility room, which could be converted into a separate annex (STPP). There are 4 spacious bedrooms, one with modern en-suite, as well as two family bathrooms. Additional rooms include a library and home office. Stunning oak flooring, and underfloor heating, occupy the whole lower floor. This is a must see to believe property, nestled in the cosy Norfolk village of Hickling.

## Entrance Hall

The front door leads into a spacious hallway with doors leading to the reception room, study, kitchen and living room. Storage cupboard under staircase housing heating controls & oak flooring with underfloor heating.

## Office

Oak flooring with underfloor heating. Double-glazed window to Front.

## Library

Oak flooring with underfloor heating. Double-glazed window to front. Fuse box.

## Kitchen

Open-plan kitchen and dining area. Italian marble flooring and wraparound granite worktops. Integrated oven and hobs, with space for fridge freezer and dishwasher. Double-glazed windows to side and rear, with stable door leading to garden/garage. Underfloor heating.

## Living Room

Double-glazed bi-fold doors (5 leaf) leading into rear garden. Double-glazed windows to sides. Spotlights in ceiling, oak flooring and underfloor heating.

## Bedroom One

Oak flooring with underfloor heating, double-glazed window to side & door into en-suite.

## En-Suite

Oak flooring with underfloor heating. Shower cubicle, WC & hand basin and spotlights in ceiling. Double-glazed window to side, extractor fan. Heated towel rail.

## Downstairs Bathroom

Tiled floor, bath, wall tiles all round. WC & hand basin, with two double-glazed frosted windows to side and vent.

## First Floor Landing

Skylight, spotlights in ceiling and carpeted flooring. Water tank cupboard, eaves storage, loft hatch and wall mounted radiator.

## Bedroom Two

Juliet balcony with double doors, two skylights, radiator heating and carpeted floor. Two built in eaves cupboards and spotlights in ceiling.

## Bedroom Three

Dormer window, two skylights and spotlights in ceiling. Carpeted floor and radiator heating.

## Bedroom Four

Carpeted flooring and double-glazed window to side. Radiator heating, spotlights in ceiling.

## Upstairs Bathroom

Bath with "waterfall" shower. Walls mostly tiled, vinyl flooring, WC & hand basin. Double-glazed window to front.

## Outside

Front garden consists of large gravel drive, part lawn, flower beds and hedges. Side of property houses oil tank, has space for parking and access to the garage. Rear garden is large, mostly laid to lawn with a patio area, some landscaping and features mature trees. A log cabin summerhouse and separate workshop can be found nestled in this big family space.

## Garage/Utility Room

Utility: Space for washing machine and tumble dryer. WC room, spotlights in ceiling. Stainless steel sink, worktops and cupboards. Double-glazed windows to side.

Garage: partition with PVC door. Double glazed windows to side. Electric roller doors. Potential annex conversion (STPP).



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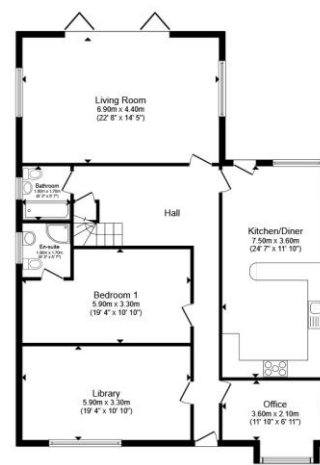
welcome to

## Rustic Bungalow, Heath Road, Hickling, Norwich

- Detached House with 4 Bedrooms
- Large Property & Garden
- High Quality Materials Used Throughout
- Underfloor Heating
- Garage & Driveway
- Ready to Move In

Tenure: Freehold EPC Rating: D

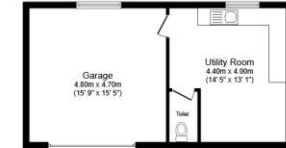
Council Tax Band: E



Ground Floor



First Floor



Outbuilding

£575,000

Total floor area 263.5 m<sup>2</sup> (2,836 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Property Ref:  
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