



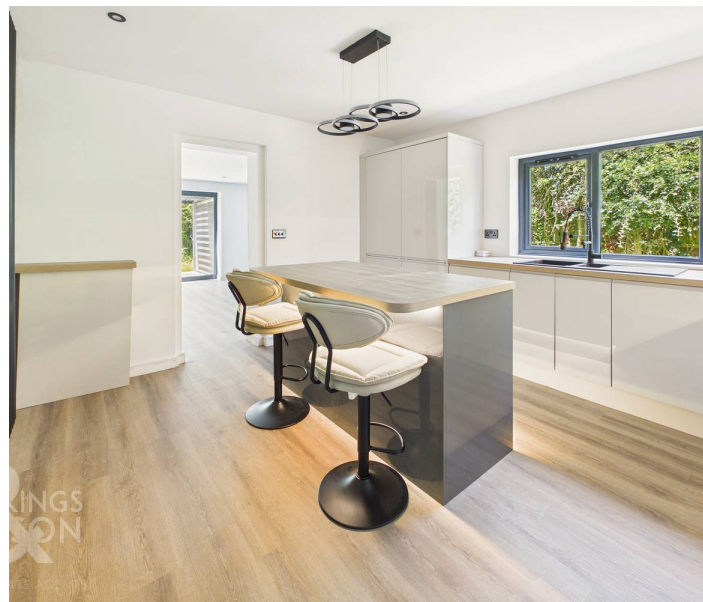
The Smea, Hickling - NR12 0YL



The Smea

Hickling, Norwich

NO CHAIN. This DETACHED BUNGALOW sits in flawless condition after an EXCEPTIONAL HIGH-END RENOVATION, offering the perfect blend of modern luxury and countryside tranquillity. Situated on the doorstep of the picturesque HICKLING BROADS and its sprawling network of waterways, this home is ideal for those seeking both adventure and relaxation. Step inside to a welcoming entrance hall that flows seamlessly into the CONSIDERABLY EXTENDED MAIN LIVING SPACE, measuring an impressive 23' in length, where BI-FOLDING DOORS open directly onto the garden, creating an effortless connection between indoor and outdoor living. The property features a state-of-the-art AIR SOURCE HEAT PUMP for modern efficiency, complemented by QUALITY FIXTURES AND FITTINGS throughout. The heart of the home is a spacious, light-filled lounge and dining area, perfect for entertaining or unwinding in comfort. The stylish, CONTEMPORARY KITCHEN is equipped with premium appliances and ample storage, making it a delight for any home chef all set around a sociable central island.



Three DOUBLE BEDROOMS provide generous accommodation, with the PRINCIPAL BEDROOM enjoying the luxury of an EN-SUITE SHOWER ROOM, while a beautifully appointed THREE PIECE FAMILY BATHROOM serves the remaining bedrooms. Every detail has been considered to maximise comfort, versatility, and privacy, making this a truly move-in ready home. The rear garden retains PRIVACY from every angle while a shingle DRIVEWAY gives OFF ROAD PARKING space to the front of the home.

- No Chain!
- Detached Bungalow Offered In Flawless Condition After A High End Renovation
- Sitting On The Doorstep Of Hickling Broads & Its Sprawling Network Of Waterways
- Modern Air Source Heat Pump For Modern Efficiency With Quality Fixtures & Fittings Throughout
- Considerably Extended Giving A Main Living Space Measuring An Impressive 23' In Length With Bi-Folding Doors Into The Garden
- Three Double Bedrooms Enjoying Use Of An En-Suite Shower Room & Three Piece Bathroom Suite
- Large Secluded Lawn Garden With Patio Seating & Pergola
- Off Road Parking With Ability To Create More If Required In Time



The sought after coastal village of Hickling is situated on the north east Norfolk coast with its excellent sandy beaches that stretch for miles. The north Norfolk coast is classified as an Area of Outstanding Natural Beauty offering superb opportunities for bird watching, coastal walks and sailing. Hickling offers a range of amenities, including a primary school, general store, village hall, cafe, fish and chip shop, public house and vehicle garage. The village has regular bus services to neighbouring North Walsham and Stalham which offer a greater range of amenities.

SETTING THE SCENE

The property is located on a private road just before reaching the stunning hitting Broads, but the property emerges to your right hand side with a shingle driveway suited for the parking of multiple vehicles. Further parking could potentially be added in the lawn space to the front of the home in time if required.

THE GRAND TOUR

Once inside the quality of the full refurbishment becomes apparent with a central hallway complete with fully plastered walls and ceilings, newly fitted lighting and electrics and high end LVT flooring. To your left the first of the three double bedrooms emerges with freshly laid carpeted flooring and new central heating radiators all fed from a modern air source heat pump system. Sitting directly opposite this to the right hand side of the hallway is the principal bedroom, another double bedroom tastefully decorated with all new carpeted flooring with the added benefit of a ensuite shower room finished to a high standard with floating vanity storage and wall mounted heated towel rail. To the rear of the property the third bedroom can be found again tastefully decorated with attractive decorative wall panelling and neutral décor. A three piece bathroom suite is accessible to all with further floating vanity storage, a tall wall mounted heated towel rail with rainfall shower head and glass screen mounted over the bath.

Towards the end of the hallway the kitchen emerges showing a stunning blend of contemporary finish and modern fittings with a central island perfect for those sociable gatherings featuring USB charging points. Integrated appliances throughout the kitchen include and eye level oven and microwave, hob, dishwasher and fridge/freezer all being high quality Bosch appliances set amongst an array of wall and base mounted cabinetry. A substantial change to the home comes towards the very rear courtesy of a considerable extension to create a 23' open plan living and dining room where LVT wooden effect flooring adorns the floor and leaves more than enough room for a formal dining table in front of a set of bi-folding doors which open freely onto the rear garden patio. Carpeted flooring takes over in the form of a cosy sitting room space complete with multiple zone lighting, bespoke media wall with storage and low level fire with drink reception area built in within the walls as well.

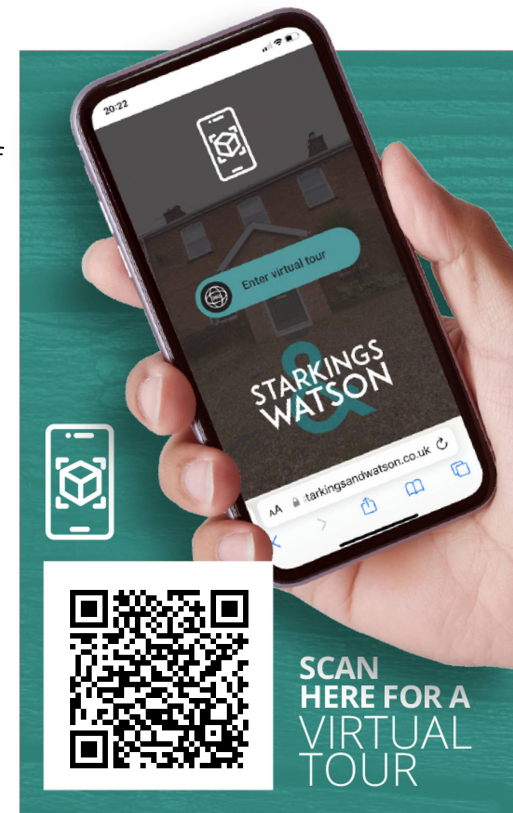
FIND US

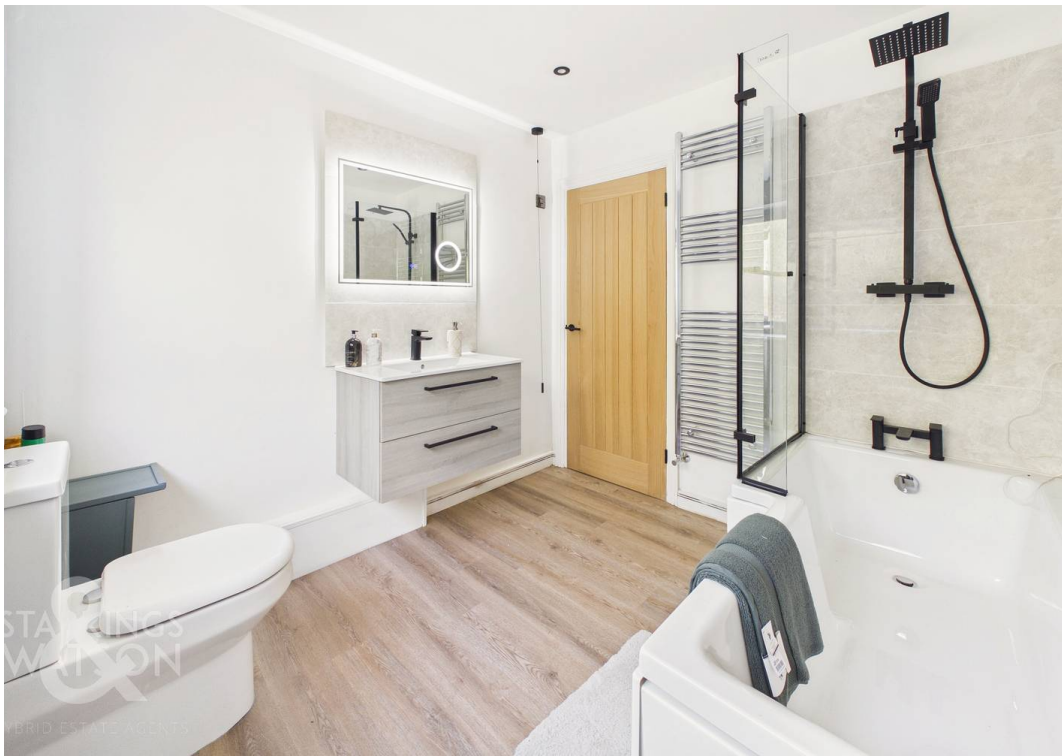
Postcode : NR12 0YL

What3Words : ///ranches.remains.lecturers

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







THE GREAT OUTDOORS

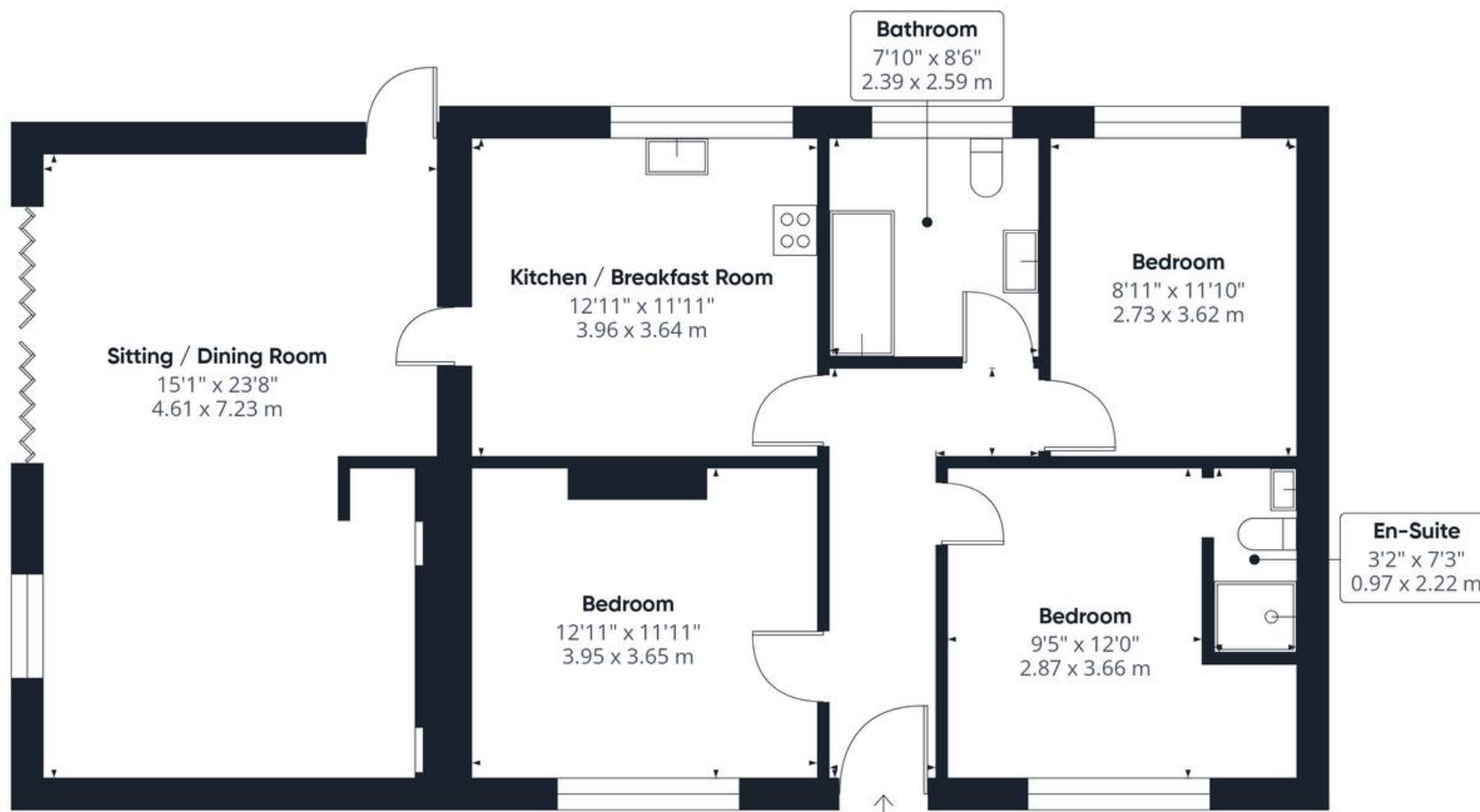
Stepping through the bi-folding doors the garden emerges to initially reveal a patio seating area sat underneath a recently installed pergola whilst open lawn space sprawls out beyond this being fully enclosed with two mature trees and shrubbery which adds to the privacy of the setting this home gives.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





Approximate total area⁽¹⁾

1074 ft²

99.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.