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7 Mill Close, Hickling, Norfolk, NR12 0YT

A beautifully presented detached two-bedroom bungalow, ideal as a family home, holiday retreat, or investment opportunity, situated in the sought-after waterside village of Hickling. Enviably positioned on the north-eastern fringe of the renowned Norfolk Broads, the village is connected by navigable waterways to the nearby riverside village of Potter Heigham and onwards to the coast and sandy Norfolk beaches.

Set back from the road, the property is approached via a shingle driveway providing off-road parking, access to a garage, and a well-maintained front lawn garden. To the rear, a sun terrace extends onto an attractive lawned garden featuring mature flower beds, a vegetable plot, timber pergola with seating area, and useful storage sheds, creating a peaceful and private outdoor setting.

Internally, the bungalow has been recently renovated and modernised throughout. An enclosed porch opens into a welcoming hallway providing access to two bedrooms, including a principal bedroom with built-in storage, a contemporary family bathroom, a fitted kitchen, and a spacious lounge diner with double doors opening directly onto and overlooking the rear garden.

The property is perfectly positioned for those seeking a relaxed countryside lifestyle with opportunities for boating, walking, and coastal recreation close at hand. The Greyhound Inn is just a short distance away, Hickling Broad Sailing Club lies within a mile, the sandy coastline is under five miles away, and the historic city of Norwich can be reached in less than twenty miles.

Agents Note: We understand the property is of non-standard construction.



Detached



Bungalow



Older



1 Bathroom



1 Reception



2 Bedrooms



Tax Band C



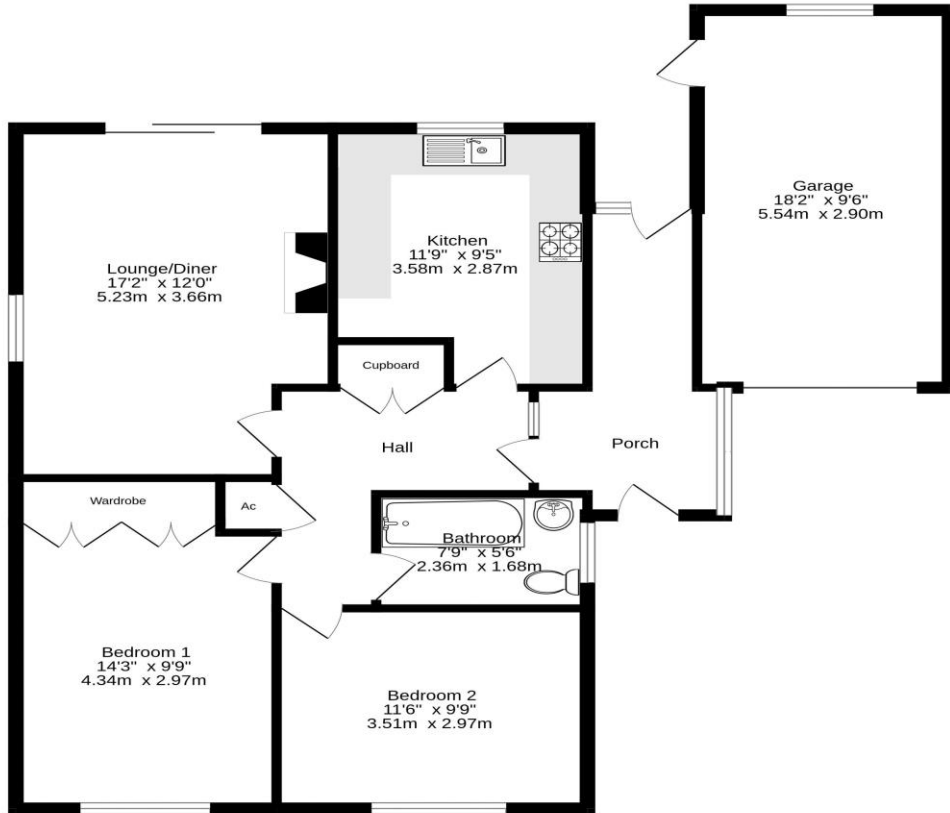
Off-Road
Parking



Garage



Ground Floor
968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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