Aldreds
Estate Agents

The Brambles Barnfield Close

Hickling, Norwich, NR12 0YB

Guide Price £360,000 - £375,000

3 1 2 E

The Brambles Barnfield Close

Hickling, Norwich, NR12 0YB

Guide Price £360,000 - £375,000. We are delighted to offer this spacious detached bungalow situated in a generous plot within the sought after Broadland village of Hickling. This beautifully presented property is presented in exceptionally good condition inside and out. A particular feature of the property is the generous beautifully landscaped garden backing onto open farmland with a southerly aspect. Accommodation includes entrance porch, hall, lounge, dining room, kitchen, three bedrooms and shower room. The property offers uPVC sealed unit double glazing and oil fired central heating. Early internal viewing is strongly recommended.

Entrance Porch
6'4" x 3'5" (1.93 x 1.04)

Part glazed uPVC entrance door, windows to front & side aspect, tiled flooring, built in cupboard, power point, glazed door giving access to:

Hallway
Loft access, inset ceiling lighting, radiator, power points, telephone point, airing cupboard housing hot water cylinder with immersion heater, doors leading off:

Lounge
19'10" max 9'10" min x 15'5" max 9'10" min (6.07 max 3 min x 4.7 max 3 min)

A spacious double aspect room with windows to front and side, two radiators, power points, television point, wall lighting, wood burner, door to kitchen and archway giving access to:

Dining Room
11'10" x 10'2" max 8'6" min (3.62 x 3.11 max 2.6 min)

Glazed french doors leading to garden, radiator, wall lighting, power points, thermostat.

Kitchen
9'6" x 9'6" (2.90 x 2.90)

Range of shaker style kitchen units with solid wood butchers block style work surface and and up stand, ceramic sink drainer with mixer tap, tiled flooring, integrated electric double oven, ceramic hob, extractor and washing machine, dishwasher, inset ceiling lighting, open plan access to:

Rear Porch/Utility Area
Tiled flooring, power points, built in cupboards, window to side aspect and part glazed door giving access to rear garden.

Bedroom One
12'4" x 9'7" (3.76 x 2.92)

Window to rear aspect, radiator, power points, television point.

Bedroom Two
9'11" x 9'4" (3.02 x 2.84)

Window to front aspect, radiator, power points, television point.

Bedroom Three
9'4" x 6'10" (2.84 x 2.08)

Window to front aspect, radiator, power points, television point.

Shower Room
9'6" x 6'3" (2.90 x 1.91)

Obscure glazed window to rear aspect, fully refitted with tiled walls, white suite comprising low level wc, pedestal hand wash basin and walk in shower cubicle with tiled surround and electric shower, ventilation, heated towel rail.

Outside

The property occupies a generous plot with vehicular access to a large driveway and shingled area to front, suitable for parking for a number of vehicles, boat or caravan. The front garden is landscaped with mature shrubbery to borders, rockery.

Adjoining Garage

19'11" x 8'4" (6.07 x 2.54)

Front facing up and over door, loft space, power, lighting, oil fired boiler for hot water and central heating, window and door to rear.

Rear Gardens

The property offers a delightful spacious rear garden which is beautifully landscaped and maintained, with a mixture of mature shubbary, planting and close board panel fencing to borders and boundaries. The rear garden offers a southerly aspect and is predominately laid to lawn with pathways and patio area, greenhouse, timber garden, external lighting, water supply and uPVC oil storage tank. timber cabin (5m x 2.9m) with power

Tenure

Freehold

Services

Mains: Water, electric and drainage.

Council Tax

North Norfolk District Council: Band C

Directions

From our Stalham Office turn into St Johns Road and right at the junction with Brumstead Road, continue to the T junction and turn right then left at the mini roundabouts. Continue along the Old Yarmouth Road towards Stalham Green, branch off to the left into Field Road, follow the road, at the junction turn right then first left continue on this road for approx 5 miles to the village of Hickling. Arriving at the T junction, turn right into The Street and proceed some way along before during right into Barnfield Close, opposite the Methodist Church. The property can be found a short way along on the left hand side located by our For Sale board.

Location

Hickling is an attractive Broadland Village, Hickling Barn offers many village activities and opportunities, there is a primary school and two public houses. Hickling Broad is the largest of all the Norfolk Broads attracting bird watchers, walkers and sailors with a sailing club in the village. The coast lies approximately three miles away and the local market town of Stalham offers a full range of amenities including a supermarket, schools, doctors and library.

Reference

S10008

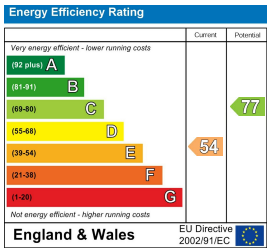
Floor Plan

TOTAL APPROX. FLOOR AREA 99.6 SQ.M. (1072 SQ.FT.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2018

Area Map

Energy Efficiency 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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.
Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk https://www.aldreds.co.uk/
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA