

Aldreds
Estate Agents



The Brambles Barnfield Close

Hickling, Norwich, NR12 0YB

£400,000



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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 shrubbery, 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 turning 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

\$10008



Floor Plan



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.

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Area Map



Energy Efficiency Graph

