

Aldreds
Estate Agents

14 Heron Way, Hickling, NR12 0YQ

£375,000

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14 Heron Way

Hickling, Norwich, NR12 0YQ

£375,000

- Sought After Broadland Village Location
- Fantastic Open Rural Views
- Under Floor Heating Via Air Source Heat Pump
- Double Garage & Driveway
- Offered with No Onward Chain
- A Short Walk To Hickling Broad
- Three Bedrooms (Master En-Suite)
- Impressive Conservatory
- Well Maintained Gardens
- Be Quick To View



Aldreds are delighted to offer this well presented three bedroom detached bungalow situated in a pleasant cul-de-sac position within this desirable Broadland village.

The accommodation includes a spacious hallway, lounge, an impressive conservatory, kitchen/breakfast room, three bedrooms, en-suite to master and a shower room. The property benefits from under floor heating via an air source heat pump, driveway parking, double garage and well maintained gardens. A particular feature of the property is the wonderful open aspect to rural views from the conservatory and garden.

Located just a stones throw away from the Staithe at Hickling Broad and offered with no onward chain. Early internal viewing is highly recommended to appreciate.





Entrance Hall
Part glazed entrance door, loft access with ladder (loft is boarded), power points, telephone point, airing cupboard housing pressurised hot water cylinder, cloaks cupboard with under floor heating manifold and fitted shelving, thermostat control for central heating, doors leading off;

Lounge 15'10" x 11'9" (4.84m x 3.59m)
Window to front aspect, power points, television point, telephone point, glazed French doors leading to;

Conservatory 18'6" x 8'11" (5.65m x 2.74m)
Of an uPVC sealed unit double glazed construction on a brick built base, with a pitched glazed roof, door to side, glazed French doors leading to garden allowing a superb open rural view, power points, wall mounted electric fly catcher, glazed French doors from;

Kitchen/Breakfast Room 14'0" x 11'8" (4.27m x 3.57m)
Window to rear aspect, power points, television point, range of fitted kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mono bloc tap, integrated fridge-freezer, dishwasher, washing machine, electric oven, ceramic hob and stainless steel chimney extractor, central island unit with lower level breakfast bar, door from hallway.



Bedroom 1 13'5" x 10'8" (4.09m x 3.26m)
Window to side aspect, power points, television point, fitted wardrobes, door giving access to;

En-Suite Shower Room
Rear facing obscure glazed window, low level w.c., pedestal hand wash basin with tiled splash back, tiled shower cubicle, shavers point with light, ventilation.

Bedroom 2 10'10" x 10'9" (3.31m x 3.28m)
Window to front aspect, power points, television point, fitted wardrobe.

Bedroom 3 8'3" x 7'5" (2.53m x 2.28m)
Window to front aspect, power points, television point.

Shower Room
Rear facing obscure glazed window, low level w.c., panelled shower enclosure with fixed screen, pedestal hand wash basin with tiled splash back, heated towel rail, shavers point with light, ventilation.

Outside
The property occupies a pleasant position at the end of this quiet cul-de-sac and benefits from open rural views to the side. The vehicular access is via a brick weave driveway leading to;

Directions

From Aldreds Stalham office, proceed along St Johns Road, turn right into Brumstead Road, continue to the 'T' junction, turn right and then left at the mini roundabouts, continue along Old Yarmouth Road, proceed through the village of Sutton before turning left into Hickling Road. Continue as the road branches to the right then left and continue towards Hickling, continue onto to Sutton Road, at the 'T' junction turn left and then instantly right onto Staithe Road. Heron Way can be found on the right hand side where the property can be found at the end of the road, located by our 'For Sale' board.



Double Garage 18'7" x 19'4" (5.67m x 5.9m)
Two electrically operated roller doors, side service door, windows to side and rear, power and lighting.

Gardens
The property offers well maintained lawned gardens extending around from the front to the side of the property with a South Westerley aspect and paved pathways, pond, timber cat run and timber summerhouse. Around to the rear of the property is a continuation of the lawned garden area, with greenhouse, side access to garage and external water supply.

Tenure
Freehold.

Services
Mains water, electric and drainage.

Council Tax
North Norfolk District Council - Band: C.

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
PJL/S10127

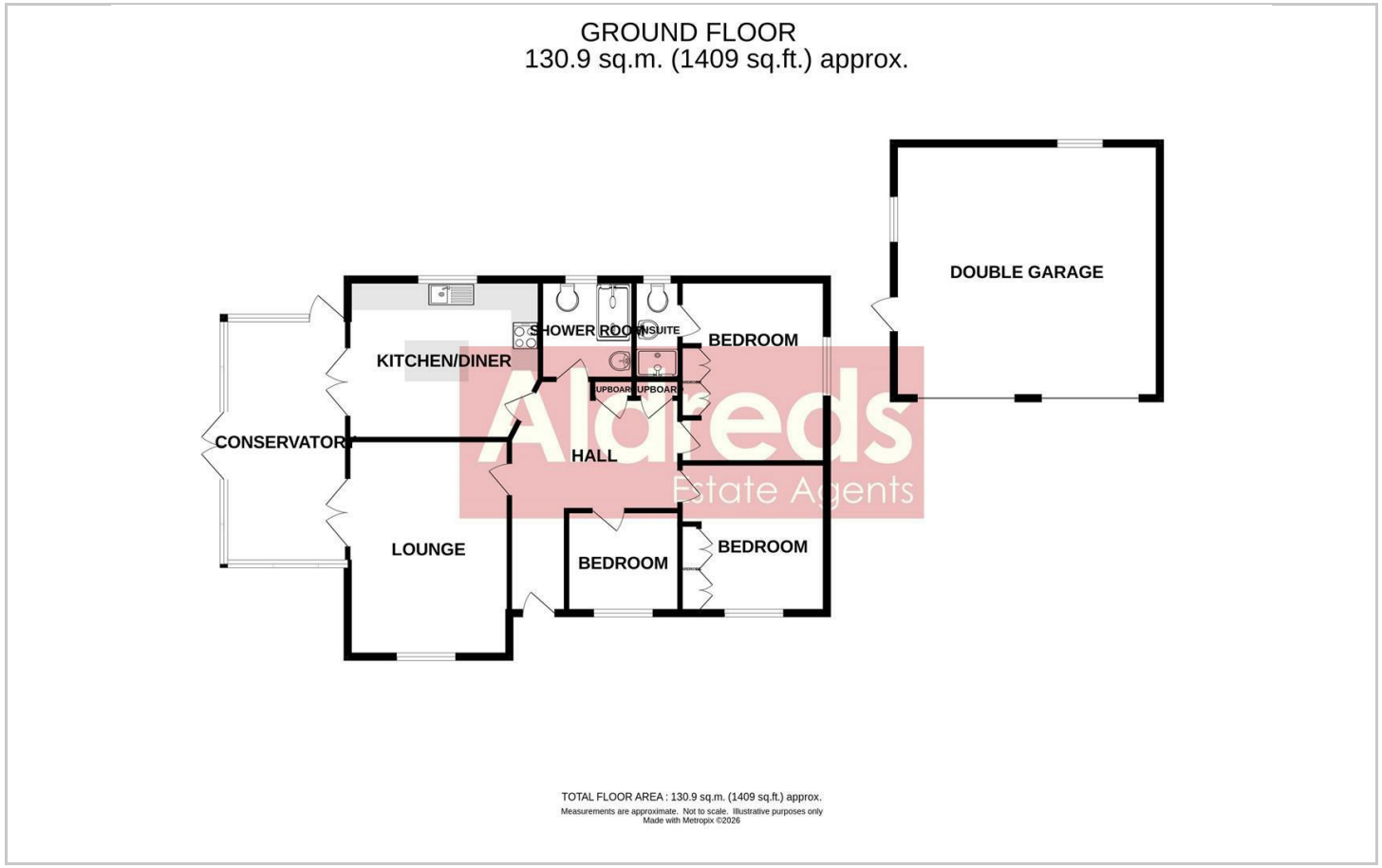




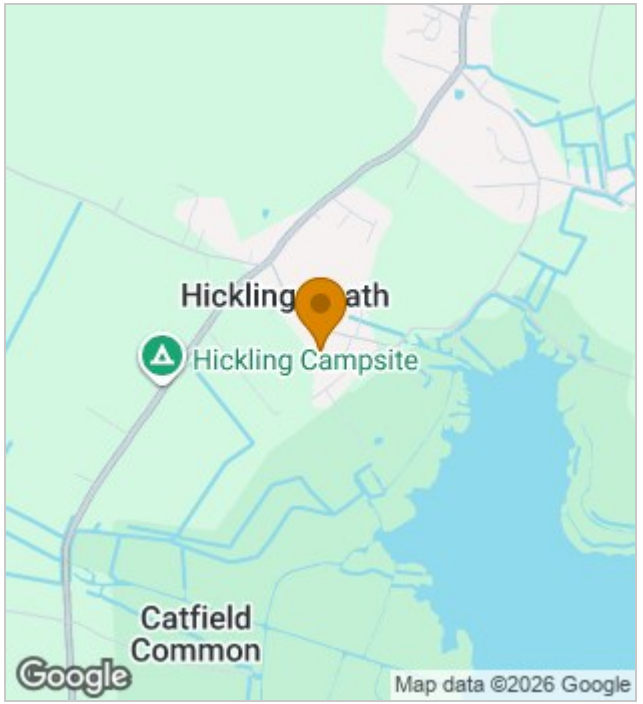




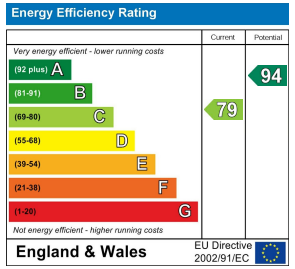
Floor Plans



Location Map



Energy Performance 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.

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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