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Barnfield Close, Hickling, Norwich, Norfolk, NR12 0YB

Guide Price £260,000

Viewing by appointment with our  
Stalham Office: (01692) 531400 or [sales@trettphillipsresidential.co.uk](mailto:sales@trettphillipsresidential.co.uk)



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## HICKLING

Hickling is a village in the English county of Norfolk. The village is 22 miles from Cromer, 20.3 miles from Norwich and 3 miles from the Broadlands town of Stalham. The village comprises two main parts, Hickling Green and Hickling Heath. Hickling Heath is the part which usually attracts the most tourists who come on boat trips and moor up at the staite.

## AGENTS NOTE

Please note this property is subject to a Section 157 restriction meaning that you must have lived or worked in Norfolk for a minimum of 3 consecutive years prior to purchase.

## ENTRANCE HALL

uPVC double glazed entrance door located at the front of the property. Tiled flooring throughout and access to both the storage cupboard and staircase.

## LIVING ROOM

15' 8" x 11' 1" (4.77m x 3.38m)

uPVC double glazed window, fitted carpet throughout and points for both power and a TV. There is a wood-burner and an electric storage heater.

## KITCHEN/DINING ROOM

21' 9" x 9' 1" (6.62m x 2.77m)

This space is equipped with a fitted kitchen, range of units and an electric oven and hob. There is a stainless-steel sink and drainer, space for a fridge freezer and plumbing for both a washing machine and dishwasher. Tiled flooring throughout, points for power and access to a larder cupboard.



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- Guide Price £260,000 - £270,000
- Countryside setting
- Walking distance to the village staith / river
- Spacious accommodation throughout
- Established garden and driveway
- Short drive to the beach
- Kitchen / dining
- Conservatory looking onto the rear garden



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#### **CONSERVATORY**

12' 2" x 8' 5" (3.71m x 2.56m)

uPVC double glazed windows and French doors overlooking the rear garden. Vinyl flooring throughout and points for power.

#### **LANDING**

uPVC double glazed window, fitted carpet throughout, an electric storage heater and points for power. There is also access to the airing cupboard and loft.

#### **BEDROOM 1**

12' 3" x 8' 7" (3.73m x 2.61m)

uPVC double glazed window, fitted carpet throughout and points for both power and a TV. There is also access to a built-in storage cupboard.

#### **BEDROOM 2**

11' 7" x 9' 7" (3.53m x 2.92m)

uPVC double glazed windows, fitted carpet throughout and points for both power and a TV. There is also access to built-in wardrobes.

#### **BEDROOM 3**

9' 9" x 7' 3" (2.97m x 2.21m)

uPVC double glazed windows, fitted carpet throughout and points for power.

#### **BATHROOM**

This suite comprises of a wash hand basin, W.C and a shower cubicle. Vinyl flooring throughout and full tiling on walls.



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Council Tax: B - EPC Rating: - Tenure: Freehold



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## OUTSIDE

### FRONT GARDEN

Low maintenance area with hedging.

### REAR GARDEN

Established rear garden fully enclosed and mainly laid to lawn. There is a gravel and patio seating area with a range of mature planting and shrubbery. There is also access to a storage shed.

### DRIVEWAY

Gravelled driveway offering ample parking.



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"This is the perfect family home set in the countryside" Offering SPACIOUS ACCOMMODATION which is ideal for those looking for the best in modern living, complete with an ESTABLISHED GARDEN and ample parking.

With ENDLESS COUNTRYSIDE WALKS surrounding this home, the village staith and easy access to the popular countryside village pub / restaurant.

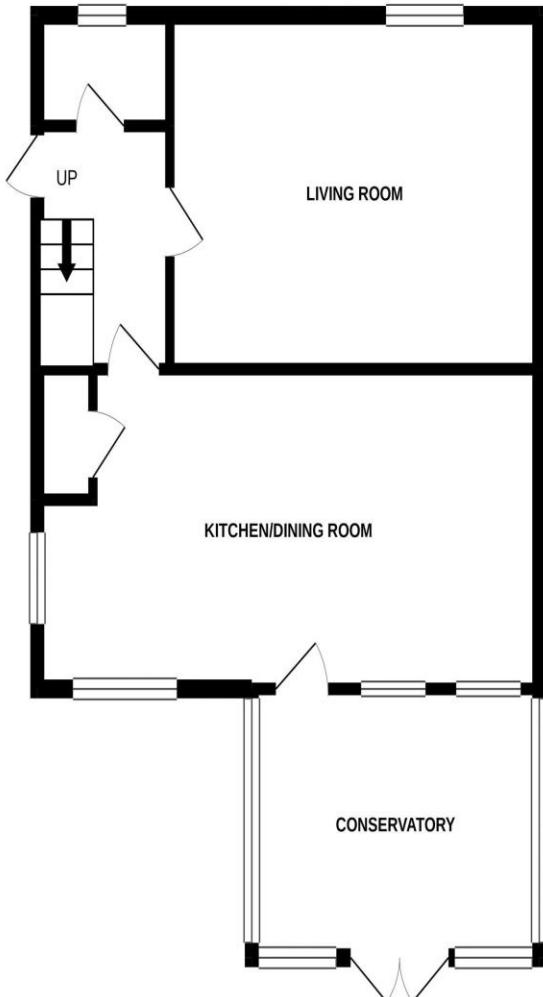


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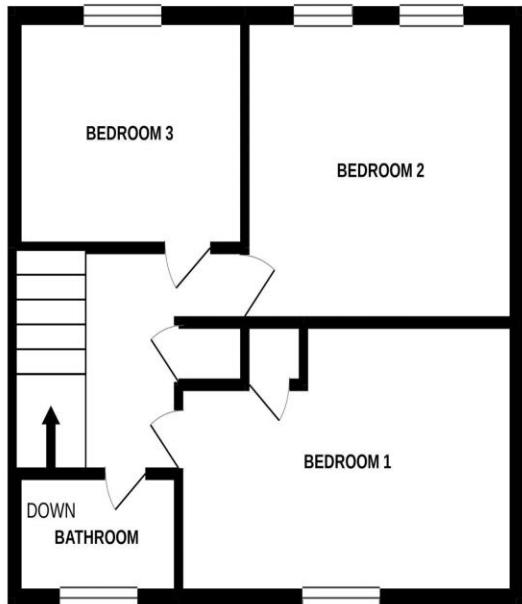
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GROUND FLOOR



1ST FLOOR



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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## **Trett Phillips Residential LTD**

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