



School Lane, Heckingham, Norwich

Guide Price £430,000 - £450,000 Freehold

Energy Efficiency Rating : E

- ✓ Detached Cottage
- ✓ Close to 1500 Sq ft (stms)
- ✓ Up to Five Reception Rooms
- ✓ Kitchen & Utility Room
- ✓ Cloakroom & Wet Room
- ✓ Four Double Bedrooms
- ✓ Two Family Bathrooms
- ✓ Private Gardens & Field Views

To arrange an accompanied viewing please call our Poringland Office on 01508 356456

**STARKINGS  
&  
WATSON**





Dating back to the 1870's this DETACHED COTTAGES with FIELD VIEWS was originally TWO PROPERTIES and offers POTENTIAL for INCOME GENERATING or ANNEXE USES. With TWO DRIVEWAYS and MATURE GARDENS, the property is situated on a COUNTRY ROAD and offers a BEAUTIFUL RURAL OUTLOOK. Stepping inside, the accommodation is HIGHLY VERSATILE, with FIVE RECEPTION ROOMS - currently laid out as a family room, snug, dining room, sitting room and garden room. The accommodation continues with the KITCHEN, utility room, cloakroom and WET ROOM. Upstairs, TWO STAIR CASES lead to FOUR BEDROOMS, with TWO inter-linked, and TWO FAMILY BATHROOMS. Finished with oil fired CENTRAL HEATING and uPVC DOUBLE GLAZING, the property offers lots of opportunities for the right buyer. The REAR GARDEN offers a PRIVATE and SECLUDED PATIO, raised lawn and FIELD VIEWS.

#### LOCATION

Heckingham and Hales are a small Village Hamlet situated off the A146, offering a garage/shop, restaurant/takeaway, village hall and village cricket and bowls club. Loddon is approximately two miles away and offers a regular bus service to the Cathedral City of Norwich and Lowestoft (the bus stop is a 5 min walk away from the property), whilst also boasting an extensive range of amenities which include a supermarket, doctors, dentist, and opticians

#### DIRECTIONS

You may wish to use your Sat-Nav (NR14 6SL), but to help you...Proceed out of Loddon towards Beccles, turning onto the A146 just past the BP petrol station, turn left into Yarmouth Road, and left again onto School Lane, where the property can be found on the left hand side, indicated by our For Sale board.

The property is approached via two driveways providing off road parking for several vehicles, with a central lawned garden and a range of mature planting and shrubbery. Gated access leads to the rear garden with a footpath leading to the main entrance door.

uPVC obscure double glazed entrance door to:

#### FAMILY ROOM

12' 3" x 11' 4" Max. (3.73m x 3.45m) Offering a versatile meet and greet space centred around a feature open fire place with brick built surround and tiled hearth, fitted carpet, radiator, uPVC double glazed window to front, cupboard housing electric fuse box, television point, stairs to first floor landing, picture rail, door to:

#### SNUG

14' 10" x 8' 11" Max. (4.52m x 2.72m) Feature cast iron wood burner set within brick built fire pace with timber beam and tiled hearth, fitted carpet, radiator, uPVC double glazed window to rear, 'Hive' thermostat heating control, double doors to dining room, door to:







#### KITCHEN

12' 10" x 8' 9" Max. (3.91m x 2.67m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit, tiled splash backs, space for range style gas cooker with extractor fan, tiled flooring, space for American style fridge freezer and dishwasher, built-in pantry storage cupboard, uPVC double glazed window to side and rear, exposed timber beam, radiator, door to:

#### REAR LOBBY

Tiled flooring, radiator, uPVC double glazed window to side and rear, uPVC double glazed door to rear gardens, smooth ceiling, door to:

#### CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, continued tiled flooring, radiator, uPVC obscure double glazed window to side, smooth ceiling.

#### DINING ROOM

14' 5" x 8' 11" (4.39m x 2.72m) Double doors leading from the snug, the dining room features a feature fire place with timber surround and tiled hearth, fitted carpet, radiator uPVC double glazed window to rear, door to sitting room, opening to:

#### GARDEN ROOM

12' 10" x 8' 0" (3.91m x 2.44m) Tiled flooring, radiator, uPVC double glazed French doors to rear garden, exposed timber beam, door to:

#### UTILITY ROOM

10' 10" x 9' 4" Max. (3.3m x 2.84m) Complementary rolled edge work surfaces with space for washing machine and tumble dryer, uPVC double glazed window to side and rear, radiator, uPVC obscure double glazed door to rear, smooth ceiling, door to:

#### WET ROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin, shower area with thermostatically controlled twin head rainfall shower, tiled walls and flooring, heated towel rail, uPVC obscure double glazed window to side, smooth ceiling with extractor fan and recessed spotlighting.

#### SITTING ROOM

14' 5" x 11' 4" Max. (4.39m x 3.45m) Centred around a feature cast iron wood burner with brick built fire place, timber beam and brick tiled hearth, fitted carpet, radiator, uPVC double glazed window and French doors to front garden, television point, wall lighting, stairs to first floor landing.

#### STAIRS TO FIRST FLOOR LANDING

Using the stairs from the main sitting room, fitted carpet can be found underfoot with a loft access hatch above and doors to:

#### DOUBLE BEDROOM

13' 3" x 11' 4" Max. (4.04m x 3.45m) Stripped wood flooring, radiator, uPVC double glazed window to front, built-in double wardrobe.











### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with thermostatically controlled shower, tiled splash backs, tiled effect flooring, radiator, uPVC obscure double glazed window to rear.

### **DOUBLE BEDROOM**

8' 11" x 8' 8" (2.72m x 2.64m) Fitted carpet, radiator, uPVC double glazed window to rear with panoramic garden and field views, door to:

### **DOUBLE BEDROOM**

9' 1" x 8' 11" (2.77m x 2.72m) Fitted carpet, radiator, uPVC double glazed window to rear with panoramic garden and field views, door to:

### **SECONDARY LANDING**

With stairs leading from the family room, the landing offers fitted carpet, loft access hatch, doors to:

### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, tiled splash backs, fitted carpet, radiator, uPVC obscure double glazed window to rear.

### **DOUBLE BEDROOM**

14' 10" x 11' 3" Max. (4.52m x 3.43m) Stripped wood flooring, radiator, uPVC double glazed window to front, picture rail.

### **OUTSIDE REAR**

Leaving the property via the garden room, extensive lawned gardens can be found with a patio area running across the width of the property. Providing an ideal outside entertaining and alfresco dining space, steps lead to the lawned garden with a range of mature planting and shrubbery. The garden offers an open aspect to the adjacent fields creating a fantastic panoramic view, and space to enjoy the afternoon sun. The garden offers a high degree of privacy with huge potential for further landscaping depending on a buyers personal requirements.

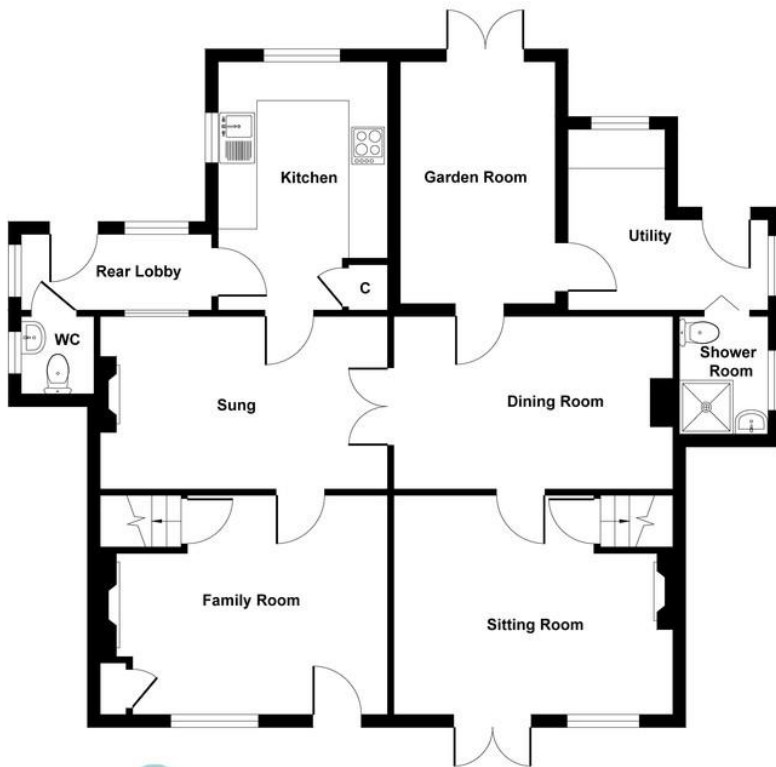
### **AGENTS NOTE**

Potential purchasers should be aware the property utilises two electric meters.

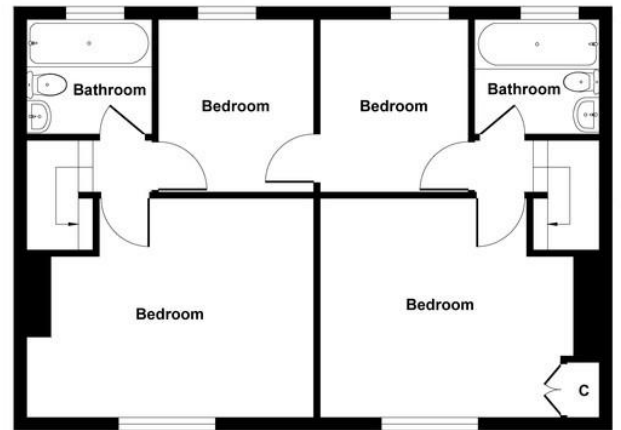








Ground Floor  
Approximate Floor Area  
888 sq. ft  
(82.49 sq. m)



First Floor  
Approximate Floor Area  
608 sq. ft  
(56.48 sq. m)

Approx. Gross Internal Floor Area 1496 sq. ft / 138.98 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements