



Heath Road, Hickling, Norwich

Guide Price £375,000 Freehold

Energy Efficiency Rating : E

- ✓ Panoramic Field Views
- ✓ Extended & Flexible Layout
- ✓ Large Driveway & Double Garage
- ✓ Lawned Gardens & Private Courtyard
- ✓ Two Reception Rooms
- ✓ Kitchen/Breakfast Room
- ✓ Three Double Bedrooms
- ✓ Family Bathroom & Separate Cloakroom

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





IN SUMMARY

This PERIOD semi-detached home has been EXTENDED over the years, incorporating a DETACHED DOUBLE GARAGE, various outbuildings, a PLOT of 0.2 ACRES (stms) and PANORAMIC FIELD VIEWS to front. Seeing certainly is believing with this family home, where VERSATILITY COMES as STANDARD. For those SEEKING OUTSIDE SPACE, the large driveway offers POTENTIAL, whether for those looking for SPACE or BUSINESS and HOME WORKING POTENTIAL. The accommodation still offers the ORIGINAL HALL ENTRANCE, but for the current vendors, the side CONSERVATORY is the best entrance, creating a boot room style space, coupled with space for soft furnishings. The rear hall leads to the CLOAKROOM and separate family bathroom. The KITCHEN/BREAKFAST ROOM is adjacent, with a door to the dining room, and opening to the sitting room. HEADING UPSTAIRS there are THREE DOUBLE BEDROOMS leading off the landing, with POTENTIAL for an EN SUITE.

SETTING THE SCENE

Imagine opening the curtains each morning and seeing panoramic field views every morning, or perhaps lighting the fire, sitting back and looking out across rural Norfolk. This truly is the scene for each day, and each season of the year! Set on a country lane, the driveway provides expansive parking, with gardens to the side, and open plan rear gardens to the rear and opposite the double garage.

THE GRAND TOUR

Heading in from the conservatory, this space has been carefully dressed to create an ideal entertaining space in the summer months, but also a boot room for with the Winter, with space to sit and take off those muddy boots! A door leads to the rear hall, with a concealed cloakroom to your right, and a surprisingly spacious family bathroom opposite, with a shower over the bath and built-in storage cupboard. The kitchen/breakfast room offers space for a table and ample storage, whilst garden views look across the side patio. Moving through, the dining room could be a study or family space, with the stairs and original entrance hall to the left, with an opening to the right into a bay fronted sitting room with feature fire place. The upstairs offers three double bedrooms off the landing, with a built-in storage cupboard to the main bedroom. Those field views make a magical impression, whilst from the first floor vantage point you can really appreciate the potential and versatility.

OUT & ABOUT

The plot is close to being L-shaped, with the property located to the front left. The drive runs to the right, with a private garden sandwiched between the two. The side courtyard is both well positioned for the main days sun, but also private and secluded given the high level hedging and planting. The driveway and turning space are open plan to the main lawned gardens, with a double garage and various storage/workshops to the rear.



FIND US

Postcode : NR12 0YH

What3Words : ///forkful.elbow.outlast

VIRTUAL TOUR

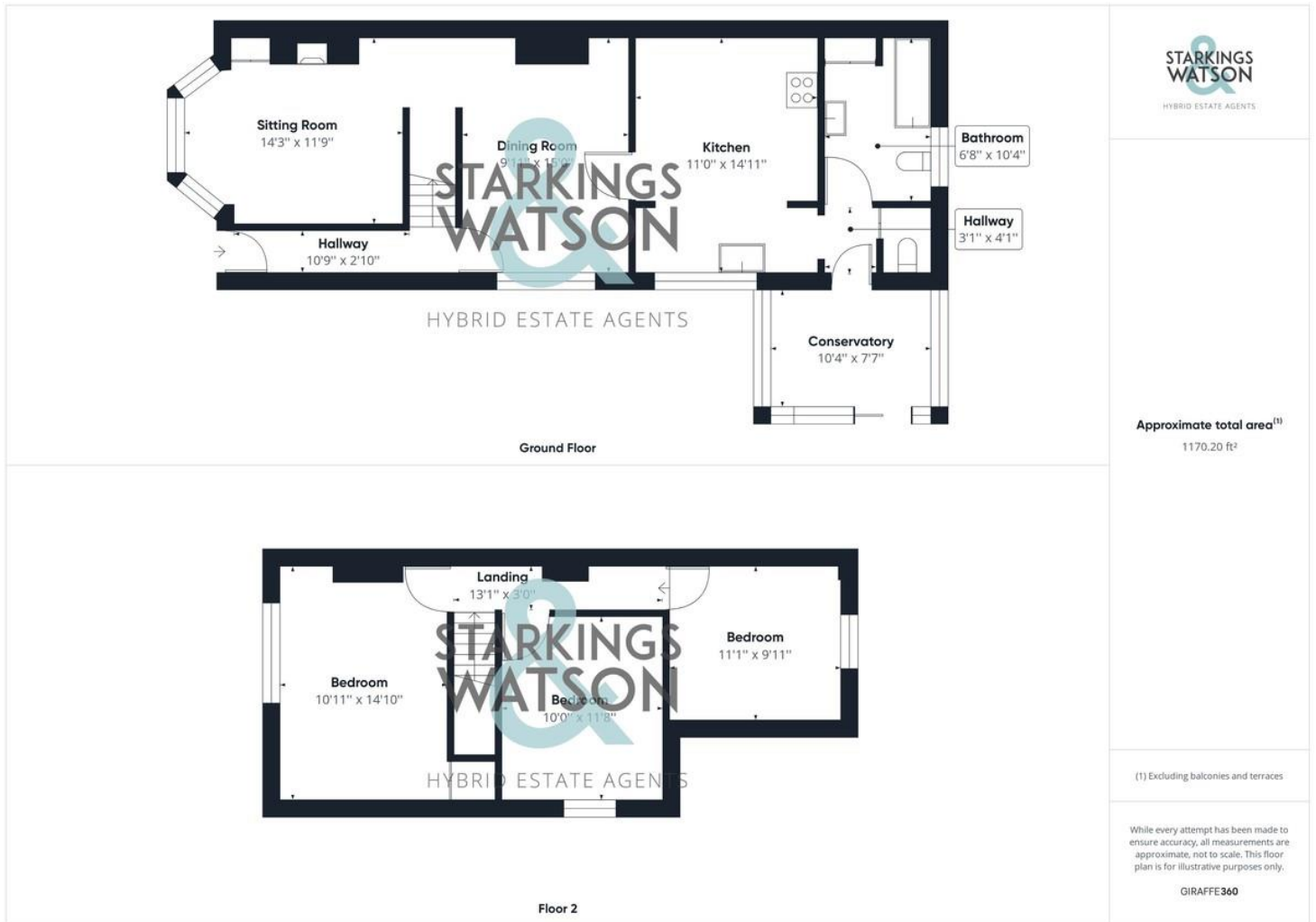
View our virtual tour for a full 360 degree of the interior of the property.











Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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