



11 High Hill The Street, Hickling

£270,000 Freehold

Expanding upon the potential for home expansion, this property presents a delightful opportunity for further development, STPP. Inside, a light-filled open-concept living space, well-equipped kitchen and modern bathroom provide comfort and functionality.

Upstairs, three versatile bedrooms offer flexibility for personalisation as sleeping quarters, home offices, or creative spaces. Outside, a spacious garden plot with scenic field views sets the stage, complemented by ample off-road parking on the gravelled drive for added convenience.

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THE LOCATION

This property is located in the attractive Broadland Village, Hickling. Offering many village activities and opportunities in the Hickling Barn, 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.



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THE PROPERTY

Upon entering the property, you are welcomed by a light and airy open-concept living room/diner exuding warmth and charm. The hard floors, brick accents and multiple furniture arrangement options create a versatile space for relaxation and entertainment.

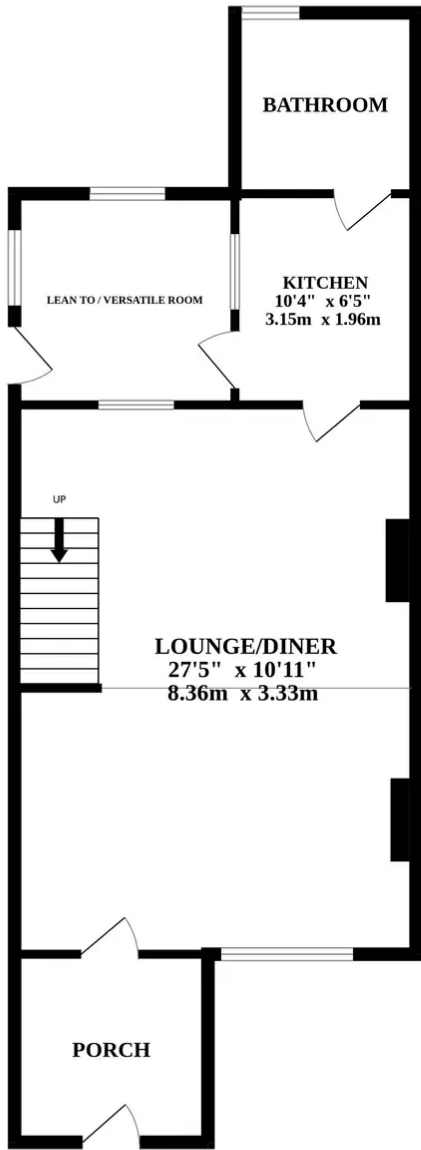
The well-lit kitchen features fitted units, built-in appliances and a convenient entrance into a versatile lean-to area, perfect for usage as a utility space to suit your needs. The tasteful modern bathroom boasts a three-piece suite, providing a space for self-care.

Ascending the stairs, you will find three generously proportioned bedrooms, each adorned with traditional wooden doors allowing you to personalise the space according to your preferences. These rooms offer versatility and can easily serve as bedrooms, home offices, or creative spaces to tailor to your lifestyle requirements.

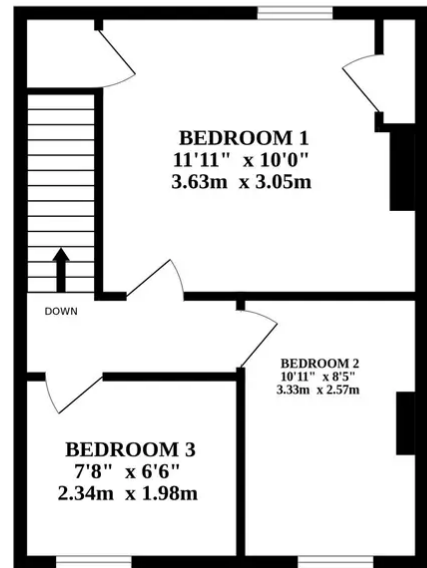
Outside, the property benefits from a spacious garden plot with the potential for expansion, subject to obtaining the necessary planning permissions. The scenic field views create a picturesque backdrop, enhancing ambiance of the surroundings. Ample off-road parking is provided on a gravelled drive, offering space for multiple vehicles, ensuring convenience for residents and guests alike. The garden plot is currently being transformed by the current vendors to enhance its appeal for potential buyers. This includes the addition of a new patio area and general tidying. The improvements will create a more inviting outdoor space for you



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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