



Jedina Heath Road, Hickling

Offers In The Region Of: £450,000

Jedina Heath Road

Hickling, Norwich

This inviting home features a cosy living room with fitted carpeting, leading seamlessly to a dining room and a conservatory with panoramic views. The well-equipped wooden kitchen offers a warm ambiance. Three bedrooms provide flexibility for sleeping, working, or hobbies, while the modern bathroom boasts a bath and a shower. The large, private garden includes a lawn, patio, and off-road parking with a carport.

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.





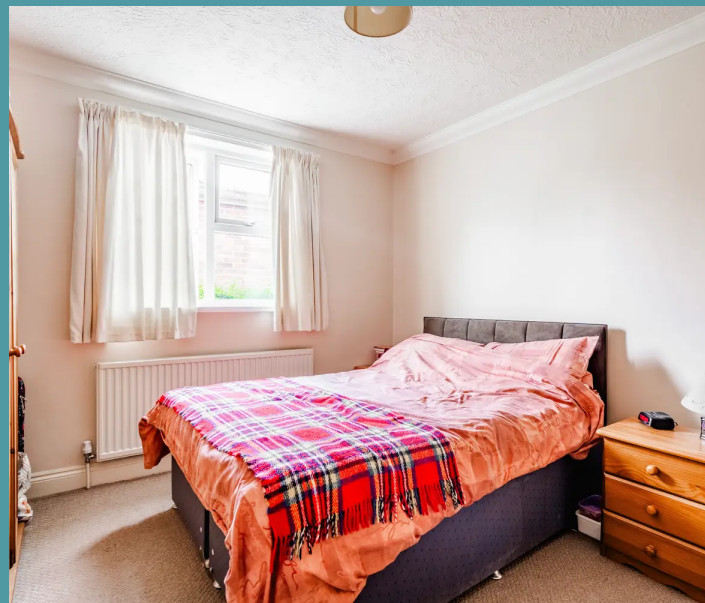
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HEATH ROAD

As you enter the property, you are greeted by a cosy sitting room with fitted carpeting underfoot, offering a relaxing space to unwind. The sitting room provides entry into both the conservatory and dining room, allowing for seamless flow between the main living areas. The property boasts a rich wooden-style kitchen with provisions for appliances and views to the front, providing a warm and welcoming atmosphere for cooking and dining. The large conservatory provides ample space to arrange additional chosen furniture and offers panoramic views to the rear, creating a bright and airy space to enjoy throughout the day. Additionally, there is a conservatory/utility room and WC for practicality and convenience.

The property features three bedrooms, two of which are doubles, each offering versatility to serve as desired – whether it be for additional sleeping quarters, a home office or a hobby room. The contemporary bathroom is equipped with a four-piece suite including a bath and shower, providing a modern and functional space for relaxation and personal care.





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Outside, the property boasts a large garden plot with a sprawling lawn, patio and enclosure by mature hedging, offering a private outdoor retreat. The garden provides ample space for outdoor activities, entertaining, or simply enjoying the fresh air. Parking is made easy with sufficient off-road parking and a carport to the front of the property, ensuring convenience for homeowners and visitors alike.

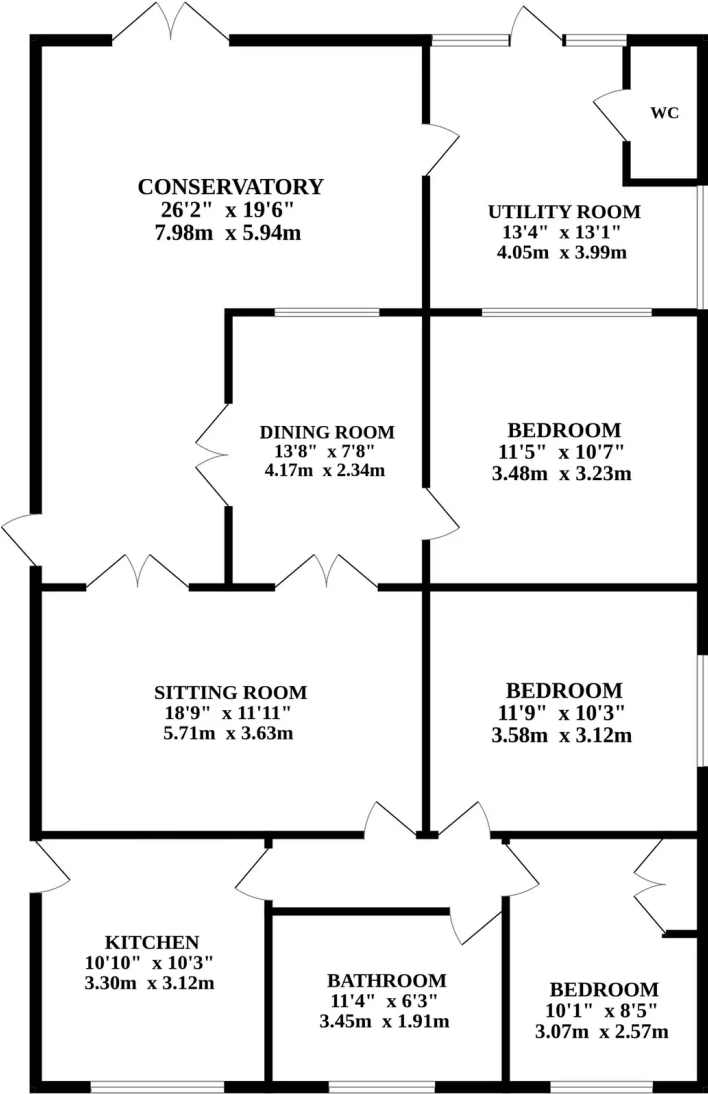
AGENTS NOTE

We understand this property will be sold freehold connected to mains water, electricity and drainage.

Council Tax Band - C



GROUND 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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