



13 Broadlands Road, Hickling
£350,000

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Hickling, Norwich

Backing onto tree-lined views, this stunning four-bedroom detached bungalow offers a peaceful and rural setting. The flexible, single-storey layout provides over 1,100 square feet of modern living space, ideal for family life and entertaining. With three reception rooms, a contemporary U-shaped kitchen, and two well-appointed bathrooms, this home is designed for both comfort and convenience. The large rear garden offers privacy and plenty of space to relax, while the front features ample off-road parking, a garage, and a carport. Situated in the highly sought-after village of Hickling, this immaculate property is ready to move into and enjoy.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G





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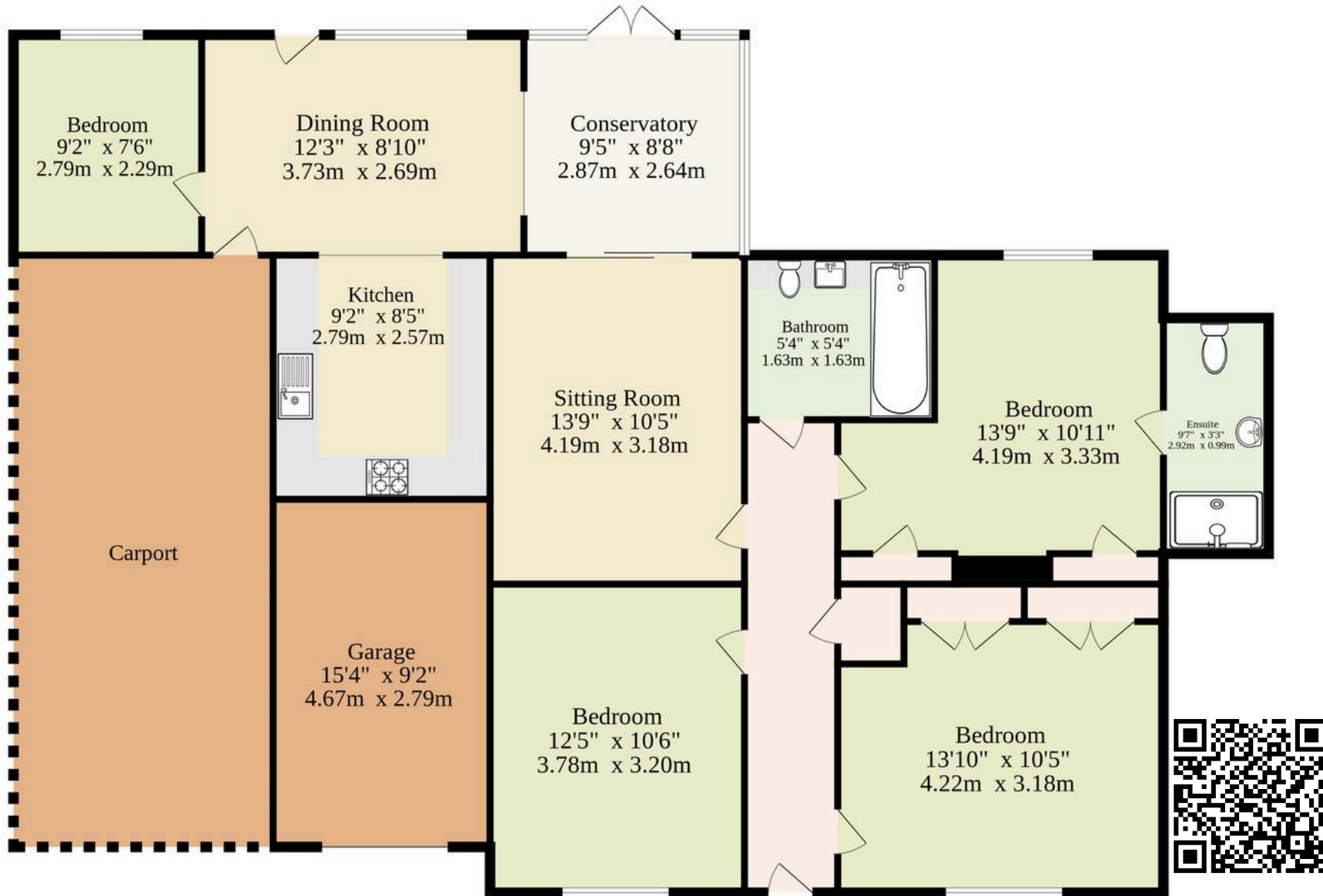
The Location

Located in Hickling, a charming village nestled in the heart of the Norfolk Broads, a picturesque region known for its stunning waterways, nature reserves, and scenic landscapes. Hickling offers a peaceful and idyllic setting for those seeking a tranquil escape. The village of Hickling is renowned for its natural beauty, with vast marshlands, meadows, and woodlands that provide a haven for a wide array of wildlife.

It is home to Hickling Broad, the largest of the Norfolk Broads, offering opportunities for boating, sailing, and birdwatching. In addition to its natural wonders, Hickling boasts a close-knit community and a range of local amenities. The village features a charming country pub where residents and visitors can relax and enjoy a drink or a meal in a warm and welcoming atmosphere. There are also quaint local establishments that contribute to the



Ground Floor
1183 sq.ft. (109.9 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

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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