



10 Mallard Way, Hickling

Norwich



Minors & Brady

10 Mallard Way

Set back behind an attractive frontage and framed by mature surroundings, this deceptively spacious bungalow reveals far more than first impressions suggest. Thoughtfully maintained and beautifully presented, the property offers a flowing layout that clearly separates relaxing bedroom spaces from sociable living and entertaining areas. The open connection between the living room, dining area and modern kitchen creates a natural sense of movement, ideal for both everyday living and hosting. Contemporary kitchen cabinetry with subtle plinth lighting adds a stylish yet practical touch, while multiple French doors invite the garden seamlessly indoors. Outside, the home continues to impress with excellent kerb appeal, a private driveway, garage and a generous, well-enclosed garden. A pleasing balance of lawn and patio provides versatile outdoor space, perfect for entertaining or quiet enjoyment. All of this is set within the highly desirable village of Hickling, offering easy access to the Broads, nature reserve and nearby coastline.

- Well-presented detached bungalow offering a deceptively spacious internal layout that is ideal for comfortable, single-level living
- Attractive kerb appeal with a well-maintained frontage, private driveway and garage providing ample off-road parking
- Flowing arrangement between the living room, dining area and kitchen, creating a sociable yet clearly defined entertaining space
- Modern kitchen finished with contemporary cabinetry and plinth lighting, offering both style and practicality
- Bright conservatory and dining area with French doors opening directly onto the rear garden, enhancing indoor-outdoor living
- Three well-proportioned bedrooms positioned away from the main living areas, providing a clear separation between rest and entertaining zones





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Hickling, Norwich

The Location

Located in Hickling, a charming village nestled in the heart of the Norfolk Broads, this area enjoys a picturesque setting renowned for its stunning waterways, protected nature reserves, and unspoilt landscapes. Hickling offers a peaceful and idyllic environment, ideal for those seeking a tranquil lifestyle surrounded by nature.

The village is particularly well known for Hickling Broad, the largest of the Norfolk Broads, which provides excellent opportunities for boating, sailing, fishing, and birdwatching. The surrounding marshlands, meadows, and woodlands form an important wildlife habitat, attracting a rich variety of birdlife and offering scenic walking routes throughout the seasons.

Hickling benefits from a friendly, close-knit community and retains a strong village atmosphere. A traditional country pub serves as a social hub, offering a welcoming place for residents and visitors to enjoy food and drink. Additional small local businesses and amenities contribute to the village's character and sense of charm.

For a wider range of everyday services, the nearby market town of Stalham is just a short drive away and offers supermarkets, including Tesco, along with independent shops, cafés, medical facilities, and schooling. Alternatively, Wroxham, often regarded as the capital of the Norfolk Broads, provides further shopping, dining, rail links, and boating facilities, making Hickling both delightfully rural yet conveniently connected.



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Hickling, Norwich

Mallard Way, Hickling

Set back in a quiet position within easy walking distance of the village staithe and the Broads, this well-maintained and beautifully presented bungalow immediately impresses with its strong kerb appeal, generous proportions and thoughtful layout. Positioned in the sought-after village of Hickling, the property is perfectly placed for countryside walks, Hickling Broad Nature Reserve and coastal days at Sea Palling and Waxham, all just a short drive away.

Inside, the bungalow offers excellent flow and balance, with a clear distinction between spaces designed for relaxation and those ideal for entertaining. The accommodation is light, spacious and ready to move straight into, making it an ideal choice for buyers seeking comfort without compromise.

The living, dining and kitchen areas connect seamlessly, creating a sociable, open feel while still retaining definition between each space. The living room enjoys plenty of natural light and pleasant outlooks, while the dining area features French doors opening directly onto the garden, perfect for indoor-outdoor living.

The modern kitchen is finished with sleek, contemporary cabinetry, enhanced by plinth lighting and integrated appliances, delivering both style and practicality. From here, the conservatory adds another versatile reception space, flooded with light and opening onto the rear garden through French doors.



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The bungalow offers three well-presented bedrooms, all thoughtfully positioned away from the main living areas, reinforcing the sense of separation between rest and entertainment. The bathroom is modern and well appointed, complemented by a separate WC with vanity unit.

Externally, the property continues to impress. A driveway and garage provide ample off-road parking, while the rear garden is a real highlight. Well enclosed, private and generous in size, it offers an excellent balance of lawn and patio, ideal for both relaxation and entertaining. Mature planting, established borders and open field views beyond create a peaceful and attractive setting, with additional storage provided by a garden shed.

Overall, this is a fantastically proportioned bungalow with a smooth, flowing layout, excellent outdoor space and a highly desirable village location. Ideal for those seeking a relaxed lifestyle with easy access to the Norfolk Broads and coastline, all wrapped up in a home that has clearly been cared for and maintained to a high standard.

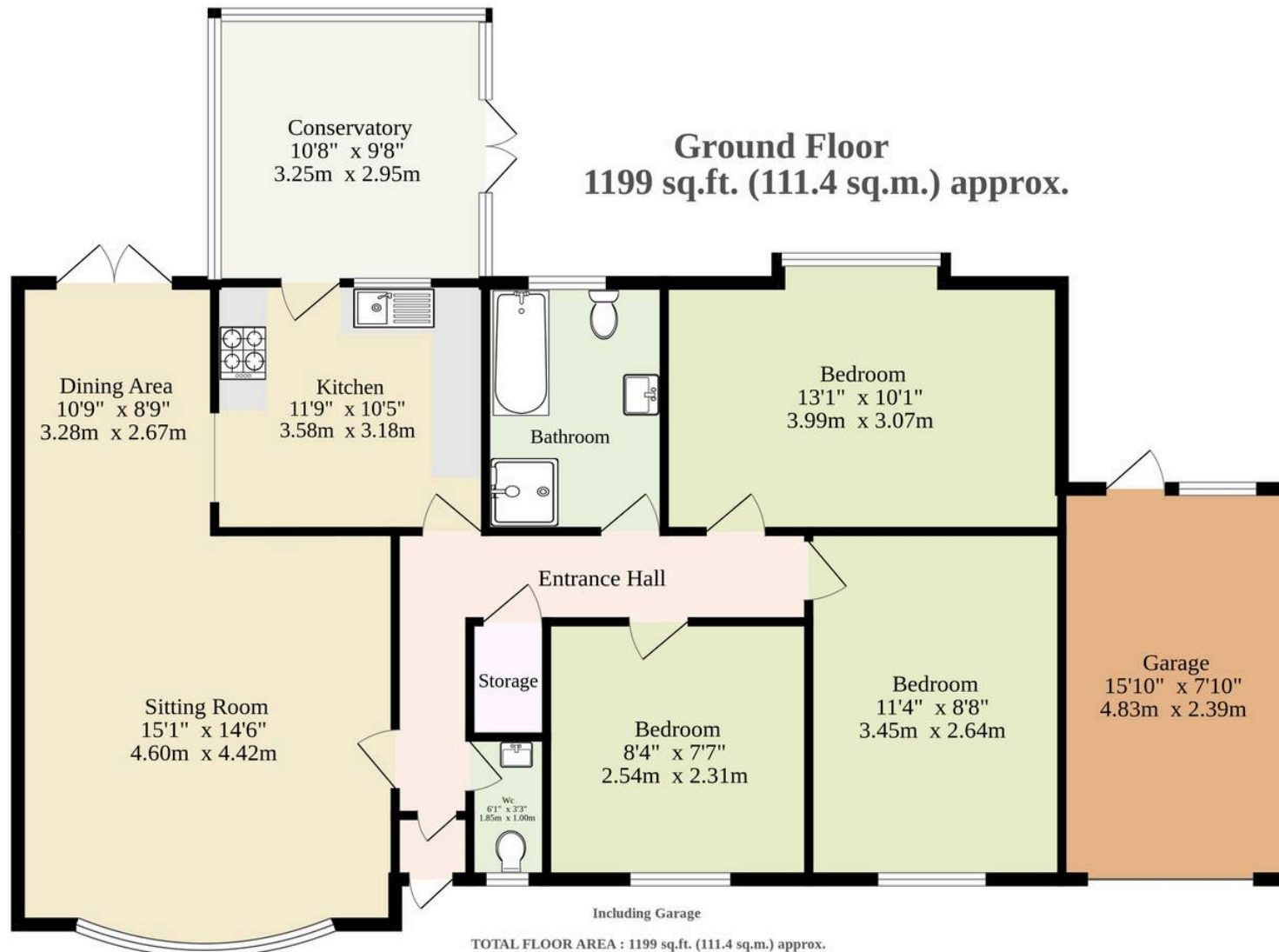
Agents Note

This property will be sold freehold.

Connected to mains water, electricity and drainage, alongside oil-fired heating.



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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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Dreaming of this home?

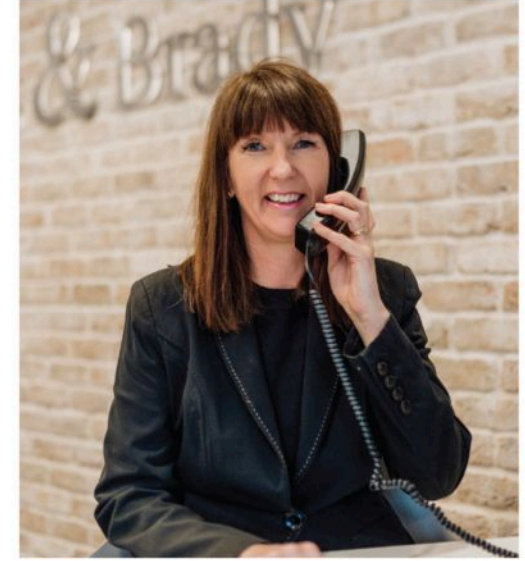
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