



The Brambles Barnfield Close, Hickling

Norwich



Minors & Brady

The Brambles Barnfield Close

Hickling, Norwich

Tucked away behind a well-kept frontage, this detached bungalow reveals far more than first meets the eye. Set within a generous plot, it offers comfortable, well-proportioned accommodation that has been carefully looked after over the years. The layout flows easily, with bright living spaces and practical rooms that suit everyday living. A particularly appealing feature is the rear garden, which enjoys open views across farmland and a sunny southerly aspect. Outside space is matched by ample parking and a garage, adding real convenience. The property is offered with no onward chain, making it an attractive option for a smooth move. All in all, it is a home that balances space, setting and comfort in a highly regarded Broadland location.

- No onward chain
- Detached bungalow set on a generous plot
- Three well-proportioned bedrooms
- Spacious lounge with wood burner
- Dining room with French doors to the garden
- Well-appointed kitchen with solid wood worktops and access to a rear porch
- Modern refitted shower room
- Large landscaped rear garden with southerly aspect
- Garden backing directly onto open farmland
- Garage and extensive driveway parking



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The Location

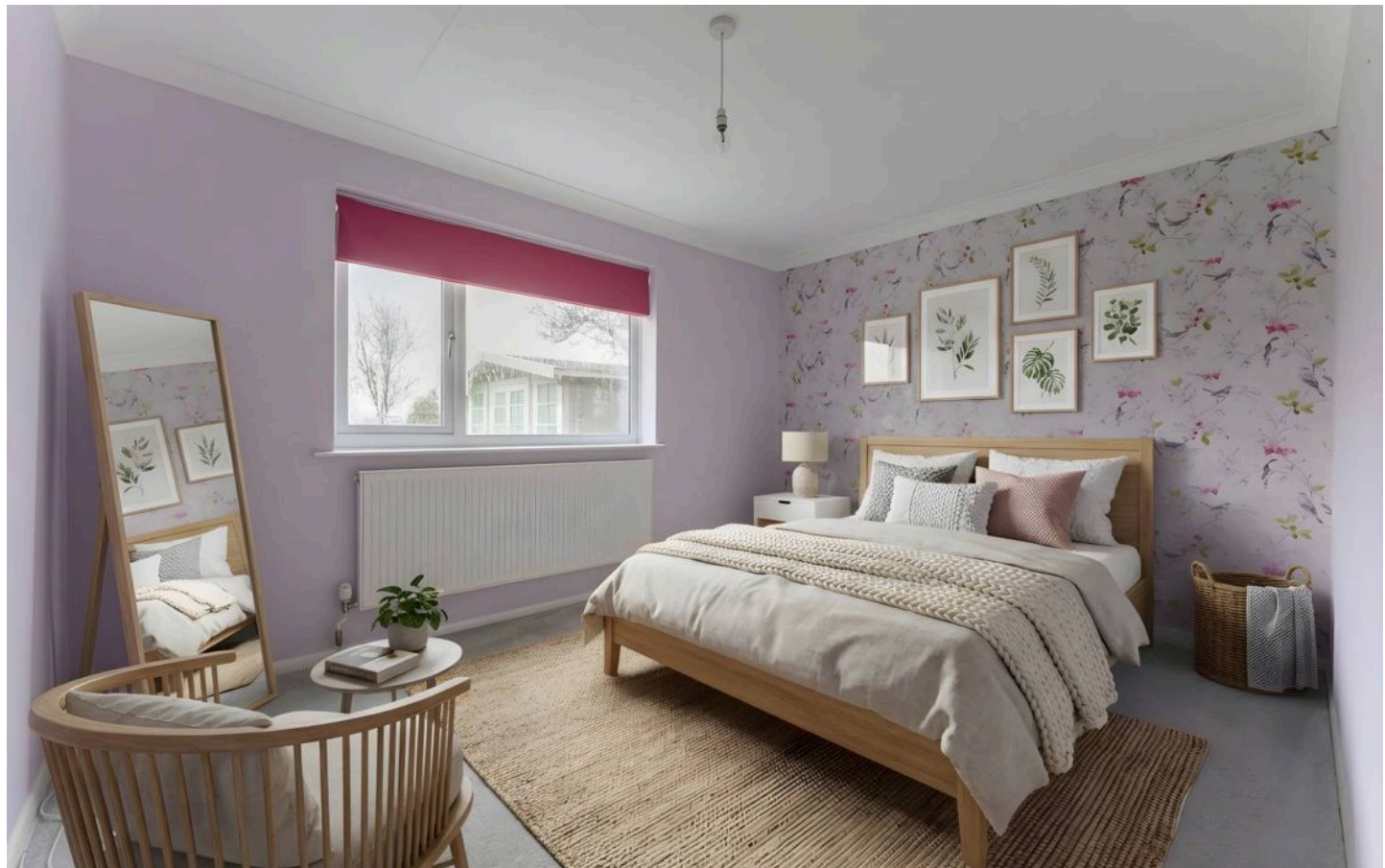
Located in Hickling, a charming village nestled in the heart of the Norfolk Broads, a picturesque region known for its stunning waterways, nature reserves, and scenic landscapes. Hickling offers a peaceful and idyllic setting for those seeking a tranquil escape. The village of Hickling is renowned for 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 village's unique character.

Barnfield Close, Hickling

This beautifully cared-for detached bungalow sits comfortably within a generous plot in the popular Broadland village of Hickling. From the moment you arrive, it's clear the property has been thoughtfully maintained both inside and out, offering a welcoming and relaxed feel throughout. The accommodation flows well and is well balanced, making it ideal for a range of buyers, from those seeking single-storey living to anyone looking for space to enjoy both indoors and out. A real highlight is the outlook to the rear, where the garden enjoys a southerly aspect and backs directly onto open farmland, creating a sense of space and privacy that is increasingly hard to find.

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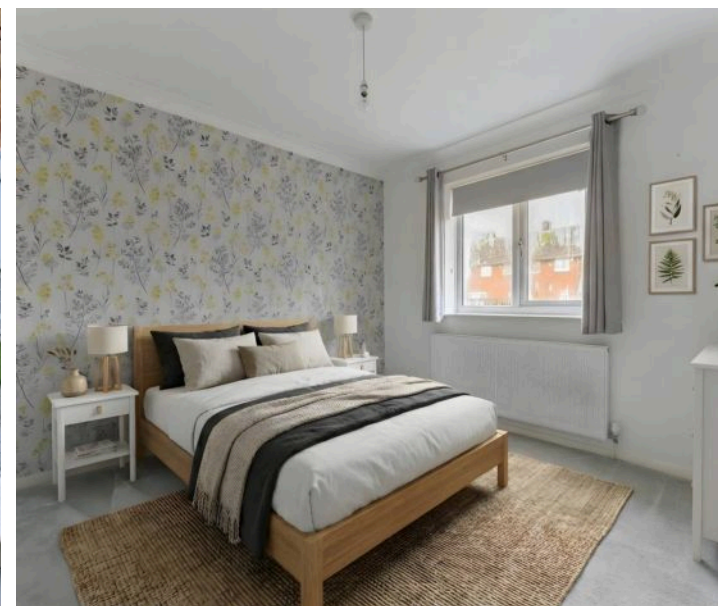


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The property is offered with no onward chain, allowing for a straightforward move. With a garage, ample driveway parking and a garden room, this home combines practicality with lifestyle appeal. An internal viewing is strongly recommended to fully appreciate what is on offer. Inside, the bungalow opens into a bright entrance porch which leads through to a central hallway providing access to all main rooms. The lounge is a particularly generous space, enjoying a dual aspect and centred around a wood burner, making it both bright and cosy depending on the season. An archway connects the lounge to the dining room, where French doors open directly onto the garden, perfect for everyday living or entertaining. The kitchen is well appointed with shaker-style units and solid wood worktops, offering a practical and attractive workspace, with integrated appliances and tiled flooring. This leads into a useful rear porch and utility area, providing additional storage and direct access to the garden.

There are three well-proportioned bedrooms, all offering flexibility for use as sleeping accommodation, guest rooms or a home office if required. The main bedroom overlooks the rear garden, while the remaining two bedrooms face the front of the property. The shower room has been fully refitted and features a modern white suite, tiled walls, a walk-in shower and a heated towel rail, creating a clean and comfortable space. Throughout the property there is uPVC double glazing and oil-fired central heating, contributing to year-round comfort.



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Outside, the property occupies a generous plot with a large driveway and additional shingled parking area, providing space for multiple vehicles, a caravan or even a boat. The adjoining garage offers further storage and houses the oil-fired boiler, with power, lighting and rear access. The rear garden is a standout feature, beautifully landscaped and carefully maintained, with lawns, pathways, patio areas and established planting. Backing onto open farmland and enjoying a southerly aspect, the garden feels peaceful and private. Additional features include a greenhouse, timber garden store, external lighting, water supply and a timber cabin with power, ideal for hobbies or a quiet retreat.

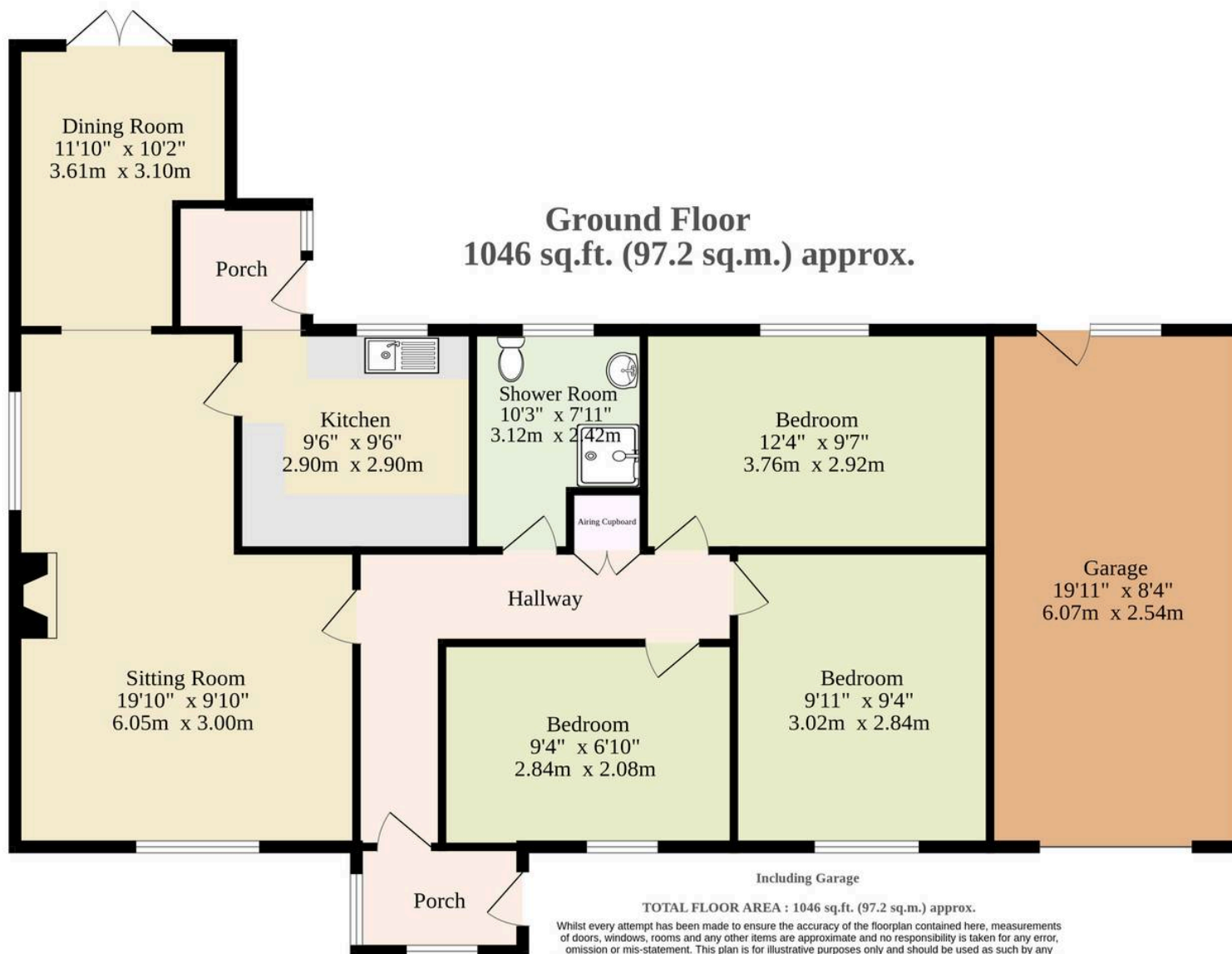
Agents Note

This property is sold freehold.

The property is being sold via a third-party company. As such, details regarding utilities, heating and services may not be verified.



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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?

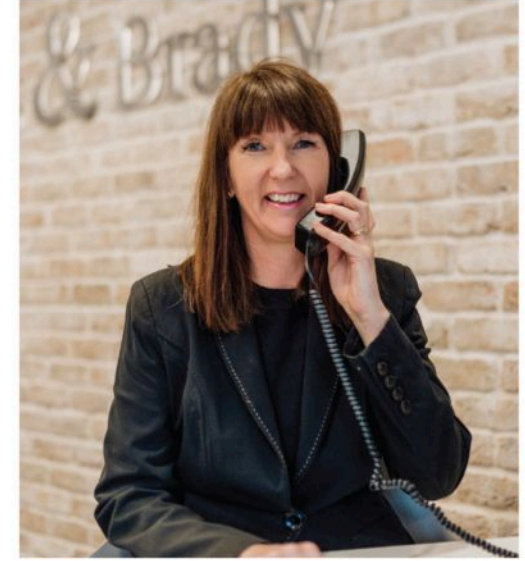
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Meet *Claire*
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Minors & Brady

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