



Flagstones The Street, Hickling

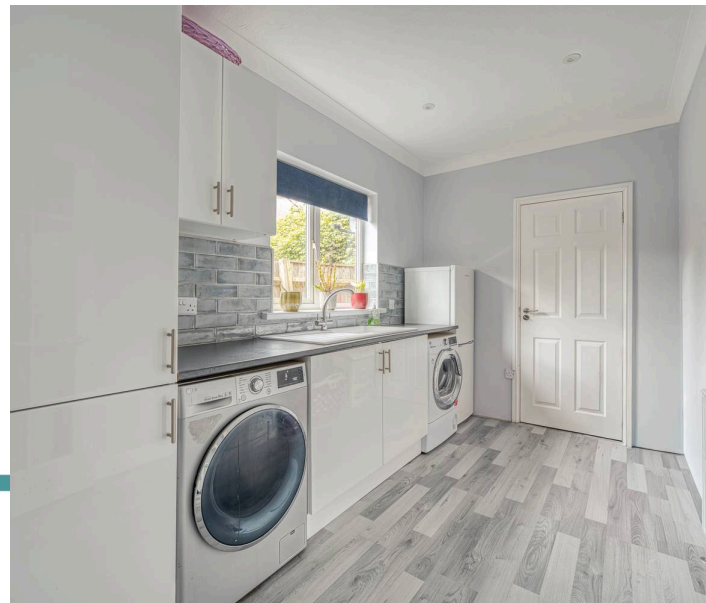
Norwich



Guide Price  
Minors & Brady

This immaculate, extended detached bungalow delivers modern village living at its very best. Completely renovated throughout, the property offers stylish, light-filled accommodation finished to a high standard, with a welcoming layout ideal for both everyday living and entertaining. The heart of the home is a large contemporary kitchen diner with integrated appliances, neutral cabinetry and monochrome finishes, complemented by a separate utility room. Multiple well-proportioned bedrooms include a standout main bedroom with en-suite shower room and French doors opening onto the garden. Extended living space creates a generous lounge with patio doors connecting seamlessly to the outdoors. Outside, a south-easterly facing, private garden with a large lawn is perfectly matched by a brickweave driveway and double garage, all set within a peaceful village setting.

- Immaculately improved and thoughtfully extended detached bungalow, offering generous and flexible accommodation
- Completely renovated throughout, including new kitchen, shower rooms, flooring and finishes – ready to move straight into
- Sought-after quiet village setting, ideal for peaceful day-to-day living
- Large modern kitchen diner, fitted with integrated appliances, neutral cabinetry, tiled backsplash and crisp monochrome fixtures
- Separate utility room, adding practicality and additional storage
- Spacious extended lounge living space, ideal for relaxing or entertaining, with patio doors opening to the garden
- Well-proportioned bedrooms throughout, including a main bedroom with en-suite shower room and French doors to the garden
- Stylish contemporary shower rooms, finished to a high modern standard
- South-easterly facing rear garden, offering privacy, a large lawn and excellent outdoor space
- Brickweave driveway with ample parking and double garage, providing excellent practicality and kerb appeal



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Hickling, Norwich

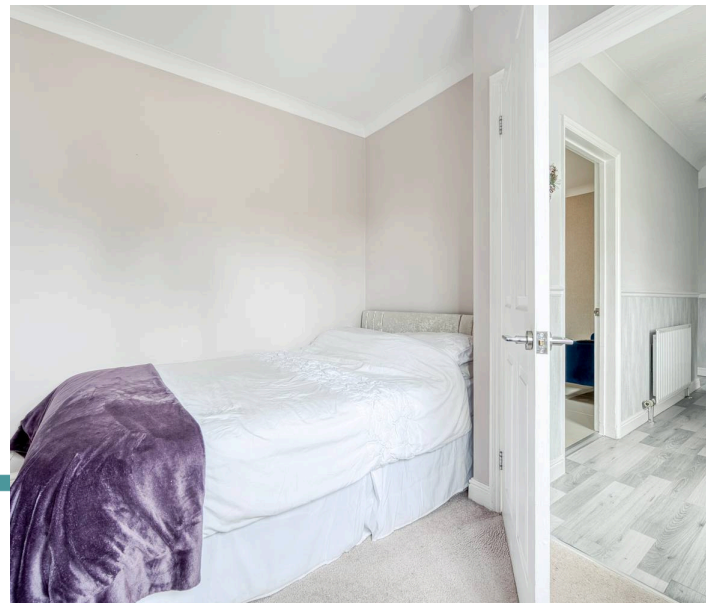
## The Location

Located in Hickling, a charming and much-loved village set within the heart of the Norfolk Broads, this area is celebrated for its unspoilt landscapes and peaceful way of life. The village is surrounded by wide expanses of marshland, open meadows and wooded areas, creating a calm and scenic environment that feels closely connected to nature throughout the year.

Hickling is particularly well known for Hickling Broad, the largest of the Norfolk Broads, which lies close to the village and offers opportunities for boating, sailing, paddle-boarding and wildlife watching. The surrounding nature reserve is a major draw, with well-established walking routes, bird-watching points and open views across the water and marshes, making it a favourite spot for both residents and visitors who enjoy outdoor pursuits.

Despite its rural character, Hickling benefits from a range of amenities that support everyday village living. These include a traditional country pub that acts as a social hub, a village store and post office serving day-to-day needs, a parish church and a village hall that hosts local events and activities. The strong sense of community is a defining feature, with regular gatherings and an active local calendar adding to the village's welcoming atmosphere.

For a wider selection of shops, supermarkets, schools and services, the nearby town of Stalham is only a short drive away, while other Broadland villages also offer additional facilities. Overall, Hickling provides an appealing balance of rural tranquillity, accessible amenities and outstanding natural surroundings, making it a highly desirable location for those seeking a slower pace of life within one of Norfolk's most distinctive and protected landscapes.



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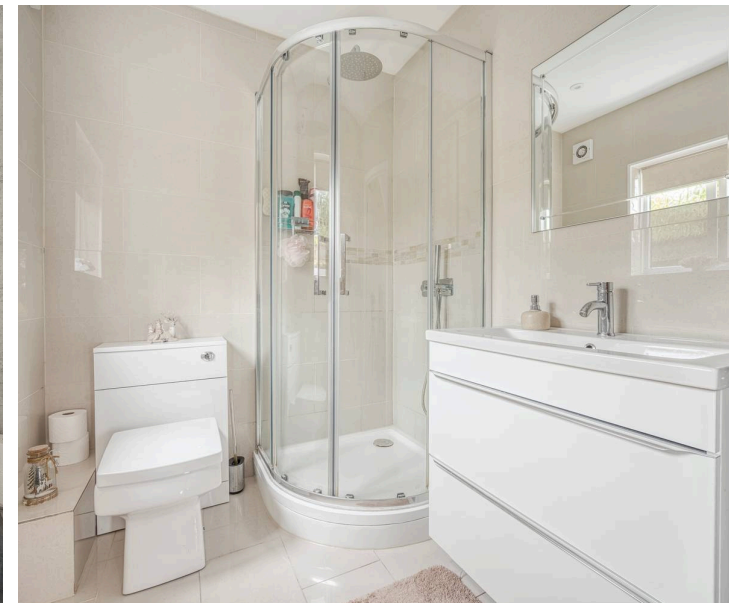
Hickling, Norwich

## The Street, Hickling

This detached bungalow has been thoughtfully extended and immaculately improved throughout, resulting in a modern, well-balanced home finished to a high standard. Set within a quiet village location, the property offers a generous brickweave driveway, ample off-road parking, and a double garage positioned to the side, creating an attractive and practical first impression. A welcoming porch opens into an entrance hall that sets the tone for the quality and flow of the accommodation.

The internal layout is both flexible and spacious. The bungalow provides multiple well-proportioned bedrooms, including a beautifully appointed main bedroom featuring French doors opening directly onto the garden and a contemporary en-suite shower room. Additional bedrooms are served by a stylish main shower room, both of which have been newly fitted as part of the comprehensive renovation.

At the heart of the home is a large, modern fitted kitchen diner, designed with everyday living and entertaining in mind. The kitchen features neutral cabinetry, a tiled backsplash, and monochrome fixtures, offering a clean and timeless aesthetic. A full range of integrated appliances enhances practicality, while the open dining space provides a natural hub for family and guests. A separate utility room adds further convenience and storage.



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Hickling, Norwich

The extension has created an expanded hallway that leads to an impressive lounge living space, flooded with natural light and offering excellent proportions. Patio doors open directly onto the garden, seamlessly connecting indoor and outdoor living and making the most of the property's orientation.

The south-easterly facing rear garden is a key feature of the home, offering a large, private outdoor space with an extensive stretch of lawn. Mature boundaries provide a good degree of seclusion, while the garden offers plenty of room for seating, entertaining, or future landscaping, all enjoying the benefit of morning and early afternoon sun.

Having been completely renovated, including new kitchen, shower rooms, flooring, and finishes throughout, this bungalow presents as a truly turnkey property. The careful improvements create a modern, comfortable home while retaining a practical layout suitable for a wide range of buyers, all set within a peaceful village environment.

## Agents Note

This property will be sold freehold and connected to mains water, electricity and drainage. Alongside oil-fired heating.



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**Ground Floor**  
Approx. 160.4 sq. metres (1726.0 sq. feet)



Total area: approx. 160.4 sq. metres (1726.0 sq. feet)

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.  
Plan produced using PlanUp.

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