



Byways The Smea, Hickling

Norwich



Minors & Brady

Byways The Smea

A beautifully renovated detached bungalow offering stylish modern living in one of the Norfolk Broads' most desirable villages. Thoughtfully redesigned throughout, this impressive home combines contemporary finishes with spacious and practical accommodation all on one level. The heart of the property is a stunning open-plan kitchen, dining and living space, enhanced by a central island and bi-fold doors opening onto the garden. Three well-proportioned bedrooms provide comfortable accommodation, including a superb principal bedroom with en-suite facilities. Outside, ample parking, attractive lawned gardens and a covered terrace create excellent spaces for both relaxation and entertaining. With the Norfolk coastline just a short distance away and Norwich within easy reach, this exceptional property offers an enviable balance of countryside, coast and convenience.

- Beautifully renovated detached bungalow finished to an exceptional standard
- Sought-after village location within the heart of the Norfolk Broads
- Stunning open-plan kitchen, dining and living space designed for modern living
- Contemporary media wall with integrated fridge and feature display storage
- Sleek fitted kitchen with central island and integrated appliances
- Expansive bi-fold doors opening onto the rear terrace and garden
- Principal bedroom benefiting from a stylish en-suite shower room
- Two further versatile bedrooms ideal for family, guests or home working
- Generous shingle driveway providing ample off-road parking
- Private rear garden with covered entertaining terrace and mature boundaries





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Byways The Smea

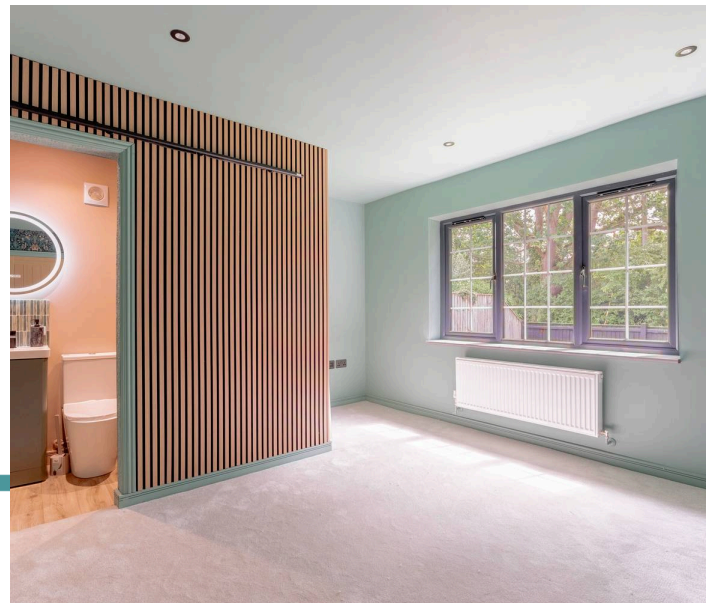
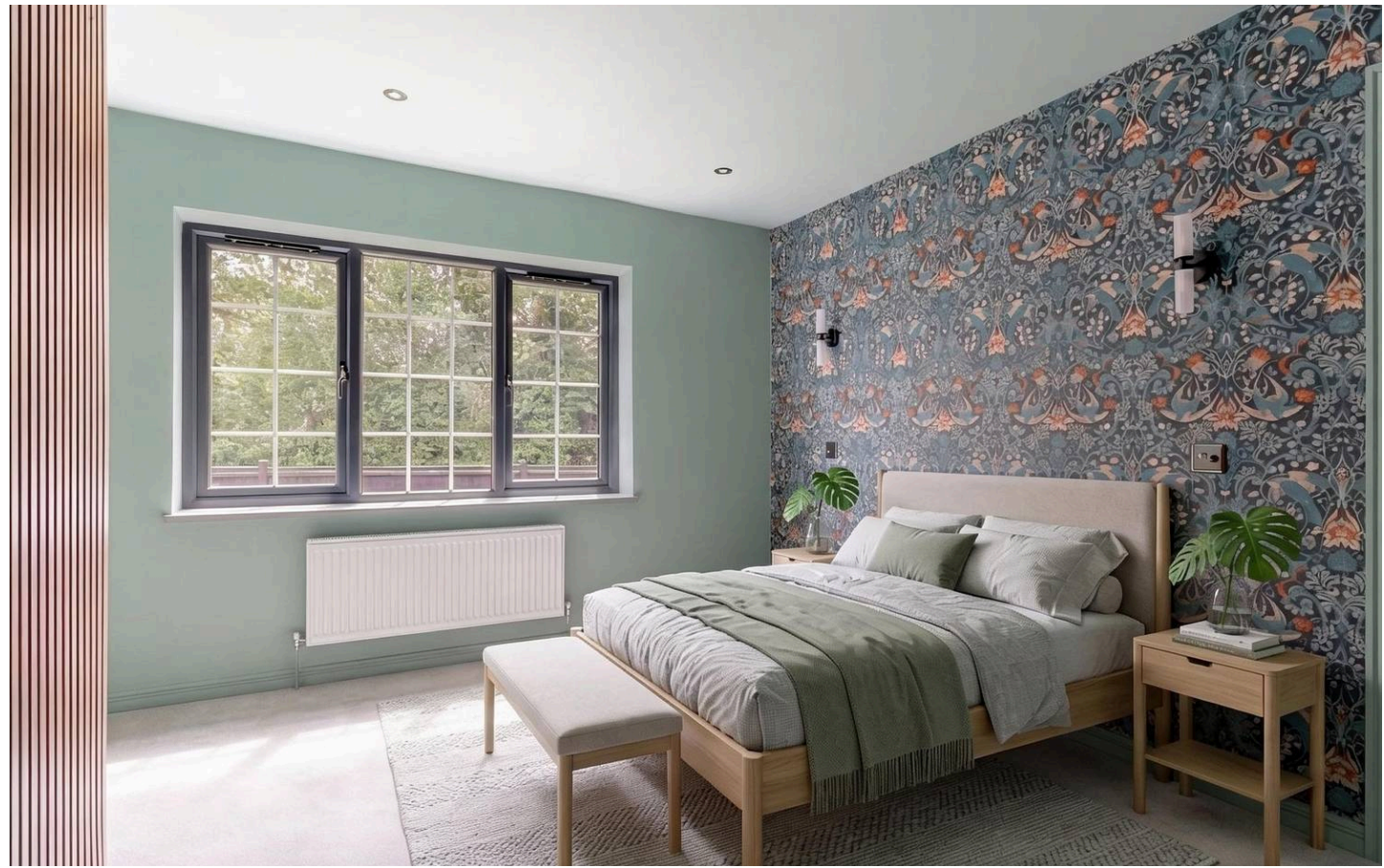
The Location

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 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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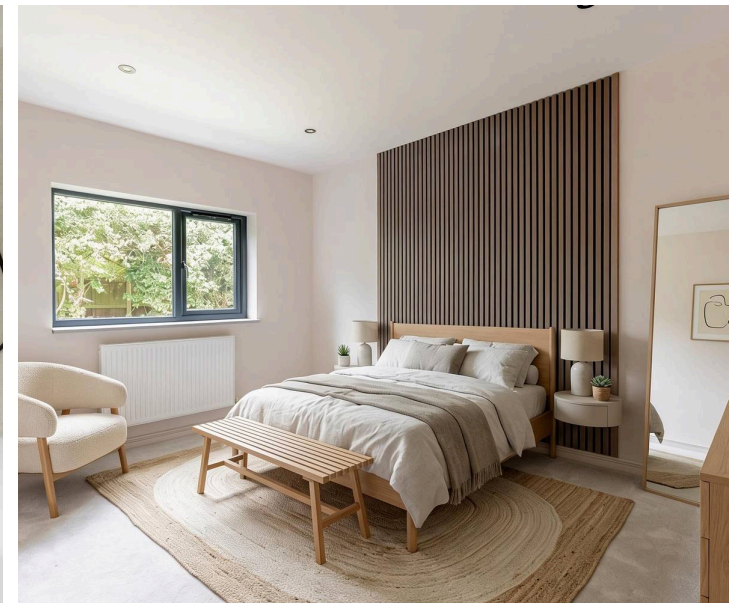
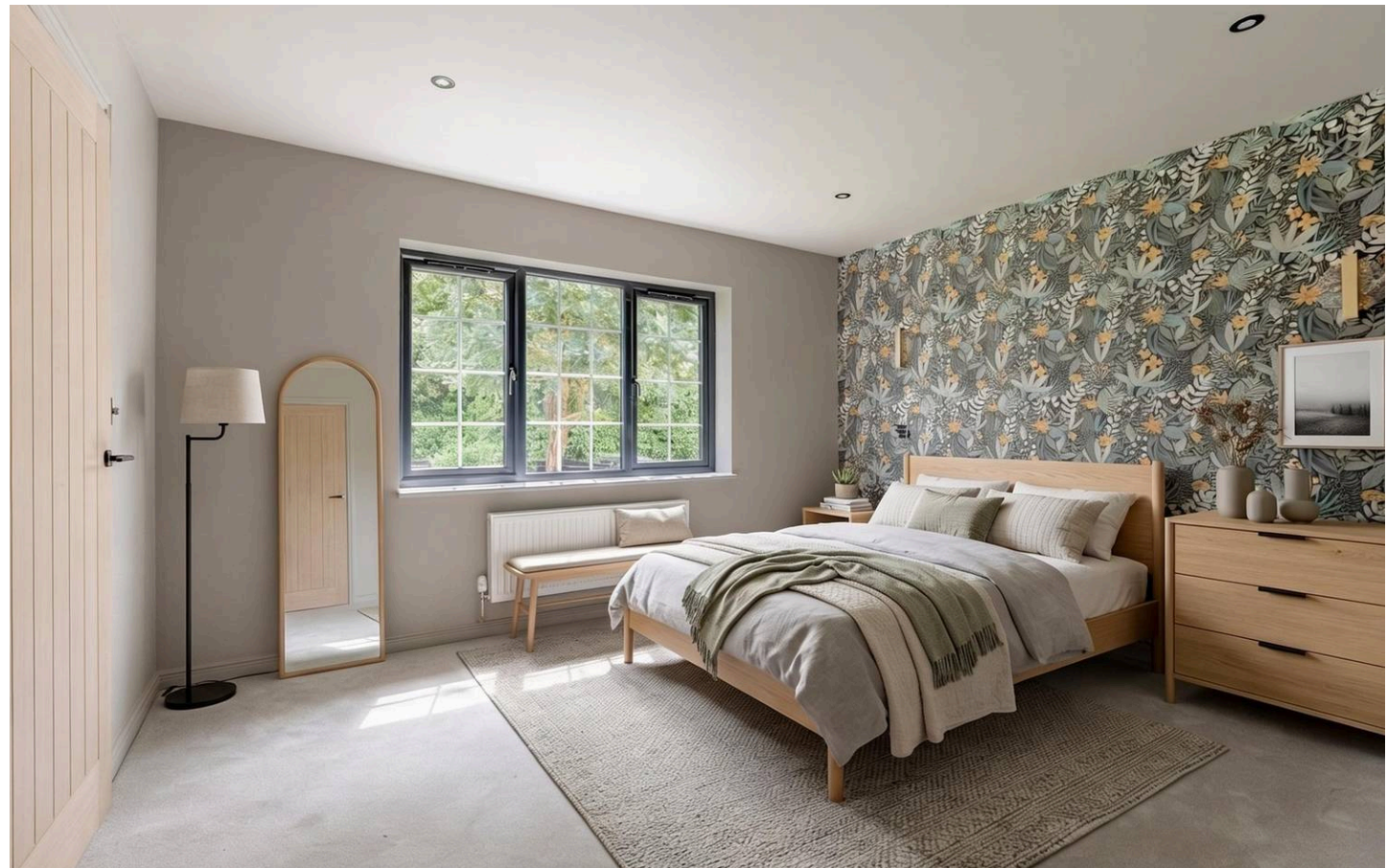
Hickling, Norwich

The Smea, Hickling

Occupying an enviable position within the highly sought-after village of Hickling, this exceptional detached bungalow has been thoughtfully renovated throughout to create a beautifully finished home that perfectly combines contemporary style with practical single-storey living. Offered with no onward chain, the property presents a rare opportunity to acquire a home that is ready to move straight into, whether as a permanent residence, weekend retreat or investment purchase.

Approached via a private road, the bungalow enjoys an attractive set-back position from the roadside, enhancing both privacy and kerb appeal. A generous shingle driveway provides ample off-road parking for multiple vehicles, while the well-maintained front lawn creates an inviting first impression and complements the property's stylish exterior.

Upon entering, a welcoming entrance hall provides access to the thoughtfully arranged accommodation. Throughout the home, the extensive improvements carried out by the current owners are immediately apparent, with modern finishes, tasteful décor and a high-quality presentation evident in every room.



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Hickling, Norwich

At the heart of the property lies a stunning open-plan living space designed around modern lifestyles. The contemporary kitchen features sleek cabinetry, integrated appliances and a stylish central island, creating an ideal setting for both everyday living and entertaining. Flowing effortlessly into the sitting and dining area, the space offers excellent versatility while benefiting from an abundance of natural light. Large bi-fold doors span the rear elevation, creating a seamless transition between the interior and the garden and allowing the outside space to become a natural extension of the home during the warmer months.

The bungalow offers three well-proportioned bedrooms, each providing comfortable and flexible accommodation. The principal bedroom benefits from its own modern en-suite facilities, creating an ideal private retreat, while the remaining bedrooms are served by a contemporary family bathroom fitted to a high standard.

Outside, the rear garden provides a peaceful and private setting for relaxation and entertaining. A covered sun terrace offers the perfect spot for outdoor dining, morning coffee or evening gatherings with friends and family. Beyond, the enclosed lawned garden is bordered by mature trees and established hedging, creating an attractive environment with a wonderful sense of privacy and seclusion.

Agents Note

This property will be sold freehold.

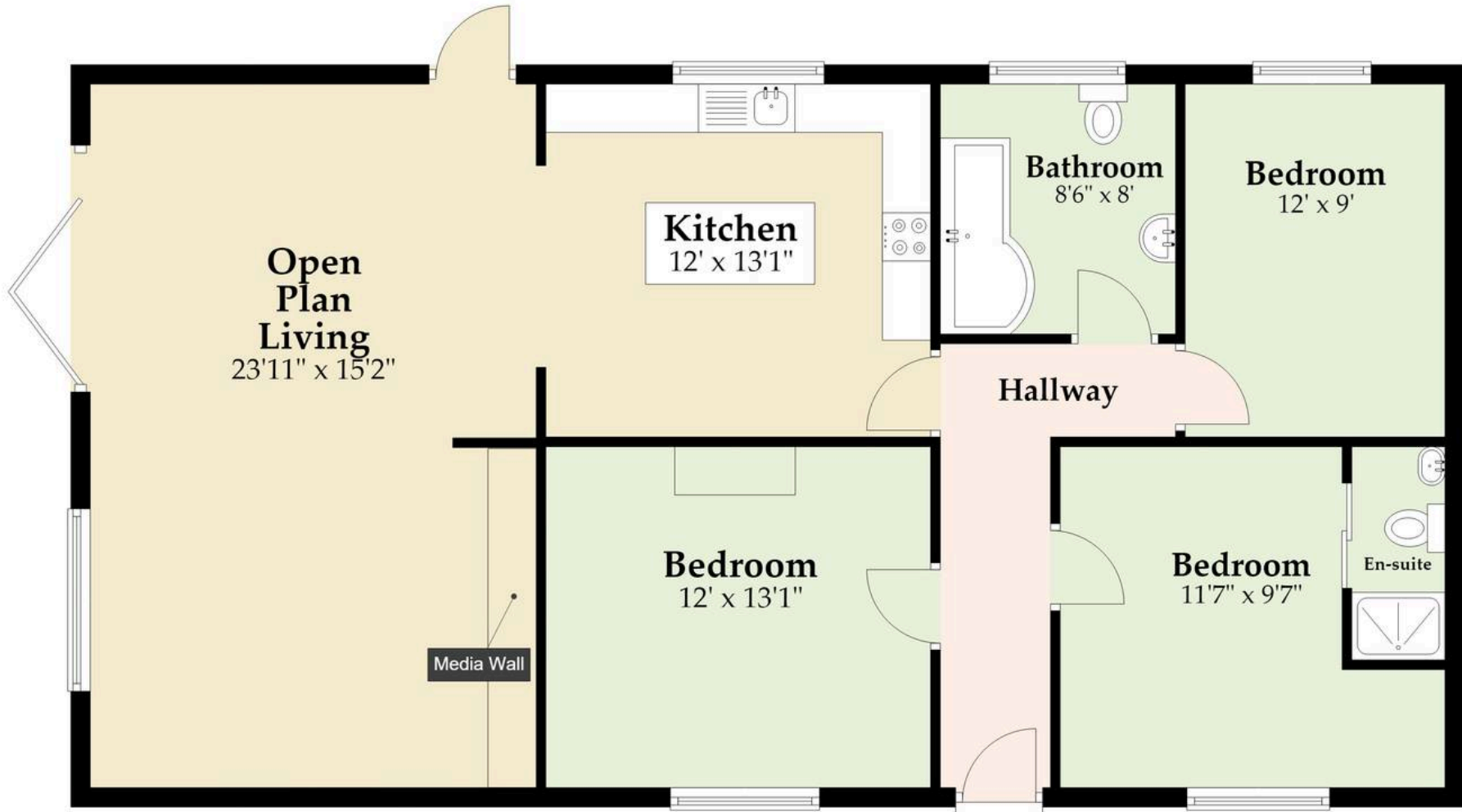
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Ground Floor

Approx. 1098.5 sq. feet



Total area: approx. 1098.5 sq. feet

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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.

Plan produced using PlanUp.

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Minors & Brady
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