

Arnolds | Keys



Heathcote Staithe Road, Hickling, NR12 0YJ

Offers Over £325,000

- No Onwards Chain
- Walking Distance to the Staithe
- Kitchen/Breakfast Room
- Desirable Broadland Village
- Two Bedrooms
- Enclosed Front and Rear Gardens

Heathcote Staithe Road, Hickling NR12 0YJ

Located in the idyllic Broadland village of Hickling just a short walk from the Staithe is this beautifully quaint cottage, benefitting from off road parking and an enclosed rear garden with plenty of characterful features.



Council Tax Band:



DESCRIPTION

This beautifully presented cottage is ideally positioned in the heart of Hickling Heath, a sought after area within the Broads just 0.2 miles from the Staithe. The property itself offers all the charm you would hope for in a Norfolk Cottage with a kitchen/breakfast room with brick-built fireplace (currently housing an electric wood burner), rear entrance porch, family bathroom, living room with feature fireplace and two bedrooms to the first floor.

Externally the driveway provides off road parking to the side with a pretty and enclosed front garden and a delightful enclosed rear garden. For the past five years the property has run as a successful holiday let and therefore provides the perfect opportunity to continue as an investment opportunity with the option to purchase furnished.

INTERNAL ACCOMMODATION

REAR ENTRANCE PORCH

UPVC double glazed door to rear garden with a window to each side, with built in storage cupboard housing the water tank and shelving units. Electric heater and tiled flooring. Doors to;

FAMILY BATHROOM

Double glazed window with obscured glass to the side aspect, fitted with a three piece suite comprising bath with electric 'Triton' shower over, wash hand basin and W/C. LED light mirror, electric heater with towel rail over, extractor fan and vinyl flooring.

KITCHEN

Two double glazed windows to rear. Fitted with a range of wall and base units with worktop over housing double sink and drainer and electric induction hob. Space and plumbing for a dishwasher, washing machine and tumble dryer. Fire place with brick surround currently housing an electric wood burner. Electric heater, integrated electric double oven.

LIVING ROOM

Two double glazed windows and timber framed door to front aspect. Built in storage cupboard, feature fireplace, carpet flooring, two sets of stairs to the first floor.

BEDROOM ONE

Double glazed window to front aspect. Built in storage cupboard, carpet flooring.

BEDROOM TWO

Double glazed window to front with carpet flooring.

EXTERNAL

To the front of the property is a picket fence enclosed garden with pathway leading to the front door and a range of mature plants. To the side there is a gravel laid driveway with a gate leading to the enclosed rear garden which features a lawned area, patio seating area and mature shrubs and flowers. A gate at the end of the garden leads to the shed and bin store area.

AGENTS NOTES

This property is freehold.

Currently registered as a business so unregistered for council tax.

Mains drainage and electric connected.

Electric thermostatically controlled heating.



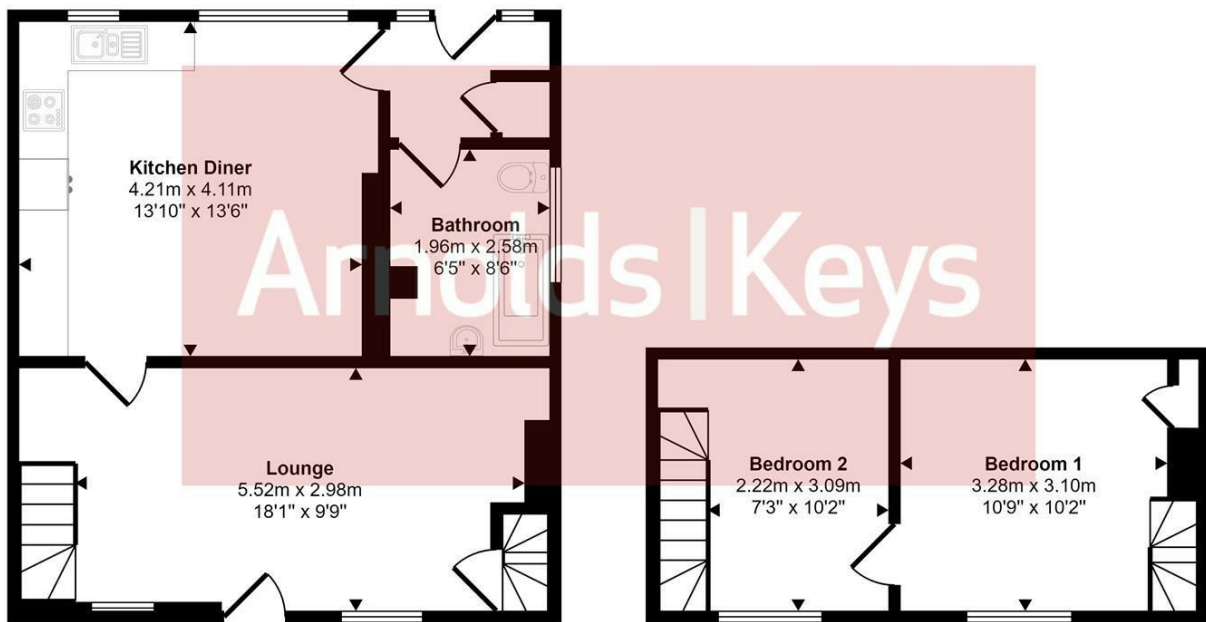
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		26	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
68 sq m / 730 sq ft



Ground Floor
Approx 47 sq m / 509 sq ft

First Floor
Approx 21 sq m / 221 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.