



Heathcote Staithe Road, Hickling

OIEO £300,000 Freehold

Minors and Brady are excited to present this charming two-bedroom semi-detached cottage, situated within the heart of a desirable location. Offering the versatility of a potential holiday let - the home has successfully been let for the past five years - or year-round sanctuary, this property boasts a prime location within walking distance to the idyllic Broadlands and a stone's throw away from local amenities. This property is a unique opportunity for those seeking a characterful abode that exudes both comfort and potential.

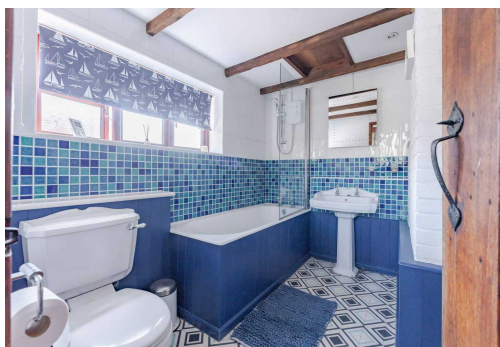
Location

Staithe Road in Hickling is nestled in the heart of the Norfolk Broads, offering an idyllic blend of rural tranquillity and waterfront charm. This picturesque location is a haven for nature lovers and boating enthusiasts, with the nearby Hickling Broad providing access to one of the largest and most unspoiled expanses of water in the Broads National Park. The area is rich in wildlife, making it perfect for birdwatching, fishing, or simply enjoying peaceful walks along the scenic trails. Despite its serene setting, Heathcote Staithe Road is conveniently close to local amenities, with the village of Hickling offering a welcoming community, a traditional pub, and easy access to nearby towns like Stalham and Norwich for a wider array of shopping, dining, and leisure options. This unique location provides the perfect balance between a peaceful countryside lifestyle and the convenience of modern living.



Staithe Road

Upon entering the property, you are greeted by a rear entrance porch that provides access to the family bathroom and the well-appointed kitchen/diner. The kitchen features a range of wall and base units complemented by a brick-built fireplace, offering a rustic charm to the space.



It is equipped with modern appliances including an electric induction hob and provides ample space for a dishwasher, washing machine, and tumble dryer.

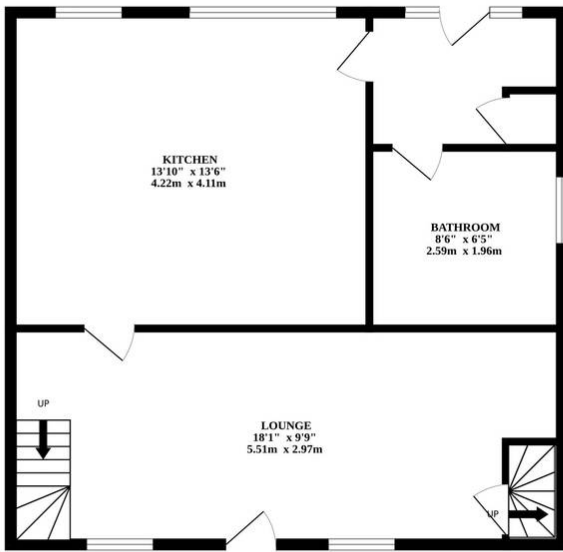
The kitchen seamlessly flows into the inviting lounge, adorned with exposed beams and a feature fireplace, creating a warm and welcoming atmosphere. Both staircases leading to the two bedrooms are accessible from the lounge, ensuring a convenient layout for comfortable living.

Upstairs, two generously sized bedrooms provide comfortable retreats, ideal for relaxation. The family bathroom boasts a three-piece suite comprising a bath with an electric 'Triton' shower over, wash hand basin, and W/C, catering to practical needs.

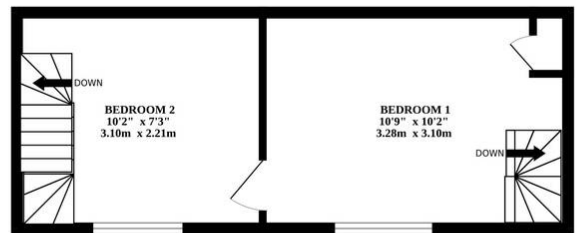
Outside, the property boasts an enclosed front garden bordered by a picket fence, with mature plants adding a touch of natural beauty. The gravel laid driveway leads to off-road parking and a gate allows access to the extensive and well-maintained rear garden. The rear garden offers a perfect space for outdoor enjoyment, featuring a lawned area, a patio seating area, and an array of mature shrubs and flowers. A gate at the end of the garden leads to the shed and bin store area, providing additional storage solutions.



GROUND FLOOR



1ST FLOOR



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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