



STUBB ROAD NORWICH, NR12 0YR

£650,000
FREEHOLD

Misty Meadow in the peaceful village of Hickling offers a delightful opportunity for those seeking a tranquil lifestyle in the heart of the Norfolk countryside.

This six bedroom, two bathroom detached property offers both space and warmth for those looking for village life.

There is also a separate building (currently used as an office), for those who want the convenience of working from home but still want to be away from the daily domestic tasks.

Hickling is renowned for its stunning natural beauty, with the nearby Hickling Broad being a haven for nature lovers and outdoor enthusiasts. The area is perfect for leisurely walks, cycling, and birdwatching, making it an ideal location for families and individuals who appreciate the great outdoors. The local community is friendly and welcoming, ensuring a warm atmosphere for new residents.

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HENLEYS
Residential Sales & Lettings

STUBB ROAD

- Peaceful village of Hickling
- Close to the Norfolk Broads
- Solar Panels
- Six Bedroom
- Large external office space
- Two bathrooms (with third in progress)
- Woodburner and large wood store
- Decked, patio and lawned area to rear



Hickling

The peaceful village of Hickling is located close to the Norfolk Broads and 22 miles south-east of Cromer, 20 miles north-east of Norwich and 137 miles north-east of London. The village comprises of two main parts, Hickling Green and Hickling Heath. Hickling village is located on the edge of the Hickling Broads.

Hickling also has grade II listed windmill which is one of the few to have been preserved in almost its original condition, with most of the windmills mechanism (apart from the sails and fantail) relatively intact. Hickling Green has a pub, church and a large nature reserve with observation tower and viewing platform amongst the marked paths.

Overview

This charming detached property in the peaceful village of Hickling comprises of six bedrooms, two bathrooms, a kitchen/dining room, utility room, laundry room and garage. The current owners have also created an office space (separate from the main building) ideal for those who work from home but want to remove the distraction of every day tasks. As well as the two bathrooms and downstairs WC, the current owners are in the process of creating a downstairs shower room to complement the two downstairs bedrooms.

Hallway

Upon entering the property through UPVC front door with leaded, stained glass effect pattern, you are into the main hallway of the property, doors to bedrooms one and two, kitchen, living room, WC and two storage cupboards. Wall mounted radiators and parquet flooring.

Bedroom 1

Two double glazed windows to the front aspect, wall mounted radiator, built in wardrobe and wood effect laminate flooring.

Kitchen/Dining Room

Double glazed window to the rear aspect, wall and base units, wood effect laminate worktop, range cooker with stainless steel chimney style hood over, space for fridge freezer, space and plumbing for freestanding dishwasher, wall mounted radiator, space for dining table, tiled splashback and tiled flooring. Archway to Utility Room

Utility Room

Double glazed door with window beside, wall mounted butler sink with traditional crosshead taps, space for storage units, built in storage cupboard, small tiled splashback and tiled floor. Door to Garage.

Laundry Room

To the rear of the garage is a Laundry room with space and plumbing for multiple washing machines, wood effect laminate worktop and UPVC door to rear garden.

Bedroom 2

Double glazed window to rear aspect, wall mounted radiator and wood effect laminate flooring.

WC

Wall mounted basin, dual flush close coupled WC, wall mounted radiator and tiled floor.

Living Room

Double glazed window to the front aspect, French doors to the side aspect, double glazed door and window to the rear aspect with leaded stained glass effect design, wood burner with quarry hearth, wall mounted radiator and tiled floor.

Sunroom

Double glazed windows to three aspects, pitched roof and wood effect laminate flooring.

Stairs/Landing

Double glazed window to front aspect, carpeted stairs, wall mounted radiator, wood effect laminate flooring, loft hatch and doors to bedrooms three, four, five and six, family bathroom, airing cupboard and shower room.

Bedroom 3

Double glazed window to front aspect, wall mounted radiator, single door built in wardrobe/storage space and wood effect laminate flooring.

Bedroom 4

Double glazed window to the rear aspect, wall mounted radiator, double door built in wardrobe and wood effect laminate flooring.

Bedroom 5

Double glazed window to the rear aspect, wall mounted radiator, double door built in wardrobe and wood effect laminate flooring.

Bedroom 6

Double glazed window to front aspect, wall mounted radiator, single door built in wardrobe/storage space and wood effect laminate flooring.

Family Bathroom

Double glazed window to the rear aspect, traditional style single flush close coupled WC, traditional style basin and pedestal, traditional Heritage style bath with side mounted taps, dual showers above and shower curtain, wall mounted radiator, tiled splashbacks and tile effect vinyl flooring.

Shower Room (Upstairs)

Single flush close coupled WC, walk in shower tray with shower over and curtain, wall mounted radiator, tiled splashback and tile effect vinyl flooring.

Shower Room (Downstairs)

This room is currently under construction to provide a shower space for the bedrooms downstairs.

Office

This building is separate from the property itself and has power and lighting connected.

Outside

To the front of the property is a large driveway with space for at least 7 cars, paved area to the right, raised flowerbed, lawned area and large wood store to the side.

The rear of the property comprises of a decked area with pergola over Hot Tub, patio area (perfect for summer barbecues), large lawned area with trees and bushes, large shed and office/recreational building,

MISTY MEADOW STUBB ROAD





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area[®]

2432.35 ft²
225.97 m²

Reduced headroom

0.84 ft²
0.08 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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