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Byways, The Smea, Hickling, Norfolk, NR12 0YL

A beautifully presented detached three-bedroom bungalow, with no onward chain, that has been comprehensively renovated and transformed by the current owners to create a stylish contemporary home, equally suited as a permanent residence, holiday retreat, or investment opportunity. Occupying a desirable position within the sought-after waterside village of Hickling, the property enjoys an enviable setting on the north-eastern edge of the Norfolk Broads National Park. The village is connected by navigable waterways to Potter Heigham and the wider Broads network, offering access towards the coast and Norfolk's renowned sandy beaches.

Set back from the road, the property is approached via a private road leading to a shingle driveway providing ample off-road parking. A lawned front garden enhances the property's kerb appeal, while to the rear, a covered sun terrace creates the perfect space for outdoor entertaining and relaxation. Beyond, the enclosed garden is and framed by mature hedging and trees, offering a peaceful and private setting to enjoy with family and friends.















- OFF-ROAD PARKING
- DETACHED BUNGALOW
- FRONT & REAR LAWN GARDENS
- THREE BEDROOMS, MAIN WITH EN-SUITE
- STUNNING PRESENTATION THROUGHOUT
- LESS THAN FIVE MILES TO THE COASTLINE
- RENOVATED TO THE HIGHEST OF STANDARDS
- LOCATED IN THE RENOWNED NORFOLK BROADS
- LESS THAN TWENTY MILES TO THE CITY OF NORWICH

The accommodation has been thoughtfully redesigned and modernised throughout, combining contemporary finishes with practical family living. A welcoming entrance hall provides access to three well-proportioned bedrooms, including a principal bedroom with stylish en-suite facilities, together with a modern family bathroom. At the heart of the home is an impressive kitchen featuring integrated appliances, a central island, and sleek cabinetry, flowing seamlessly into a spacious open-plan sitting and dining room. Bi-fold doors span the rear elevation, flooding the space with natural light and creating a seamless connection to the garden beyond.

Ideally positioned for those seeking a lifestyle centred around the outdoors, the property offers easy access to boating, sailing, walking, and coastal pursuits. The popular Greyhound Inn is within easy reach, Hickling Broad Sailing Club is less than a mile away, and the stunning Norfolk coastline can be reached in under five miles. The historic city of Norwich, with its extensive shopping, dining, and cultural amenities, lies less than twenty miles away.

Agents Note: We advise that some photographs have been digitally enhanced and may include virtual furnishings or decorative elements to assist prospective purchasers in visualising vacant accommodation.





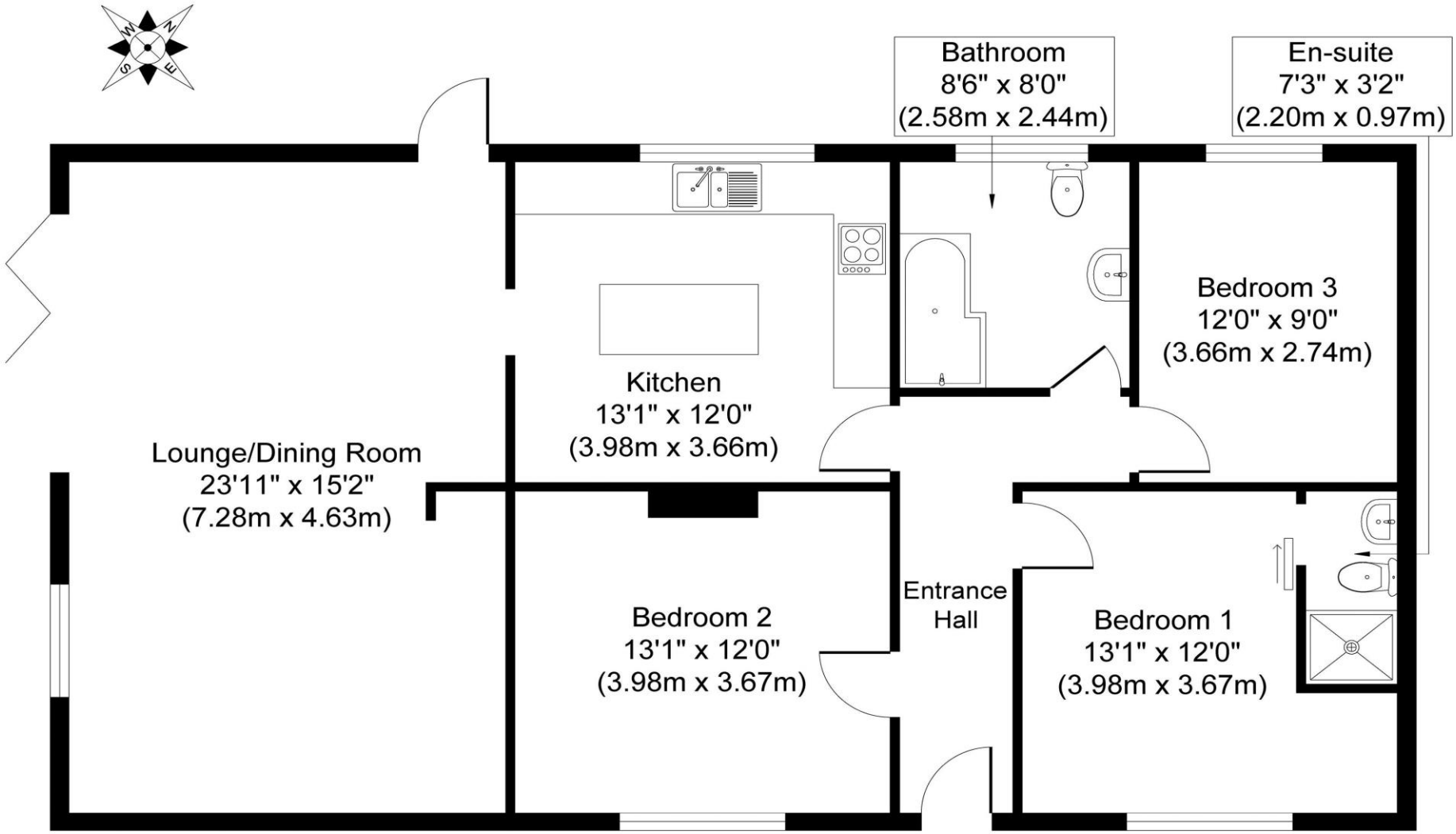









STOBART
& HURRELL



Approximate Floor Area
1127 sq. ft
(104.68 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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