

# Arnolds | Keys



## Woodside, Cromer Road, High Kelling, Holt, NR25 6QE

**Price Guide £625,000**

- Beautiful sylvan setting
- Three bathrooms
- Large, part wooded gardens
- Stunning presentation
- Two reception rooms and conservatory
- Garage and ample off-road parking
- Up to four bedrooms
- Gas central heating
- Triple glazing throughout

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# Woodside, Cromer Road, High Kelling, Holt NR25 6QE

An exceptional detached bungalow enjoying a sylvan setting and standing in gated grounds of just under 1/2 acre. The property is flanked by woodland providing a discreet setting in this highly favoured residential location.

The property has undergone a significant refurbishment programme to the highest of standards and offers individually designed, and beautifully proportioned accommodation with up to four bedrooms and three bathrooms. High Kelling lies adjacent to the Georgian market town of Holt and is just a short drive from the beautiful North Norfolk Coastline.



Council Tax Band: E



## **ENTRANCE HALL**

Part glazed composite entrance door with glazed panels either side, polished wood block floor, radiator.

## **SHOWER ROOM**

Enclosed shower cubicle with mixer shower, vanity wash basin with cupboards beneath, close coupled w.c., mirrored wall cabinet, window to side aspect.

## **DINING ROOM**

With double doors from hallway, continuation of polished wood block floor, radiator, provision for wall mounted TV, French doors to front garden and door to:

## **LOUNGE**

A beautifully light room with large window to rear aspect and French doors to conservatory, polished wood block floor, wood burning stove in recess, two radiators, provision for wall mounted TV.

## **CONSERVATORY**

Of UPVC construction with solid roof, double doors to the south facing garden, LVT flooring.

## **PRINCIPAL BEDROOM**

Another light room with two aspects including window to front and French doors to side aspect, provision for TV, vertical radiator, panelling to one wall, large walk-in wardrobe cupboard, door to:

## **ENSUITE**

Level entry shower cubicle with mixer shower, concealed cistern w.c., vanity wash basin with cupboards beneath, independent electric heater, window to rear aspect, tiled floor and splashbacks, wall mounted cabinet and illuminated mirror.

## **FAMILY BATHROOM**

Panelled bath with mixer tap, shower and screen, concealed cistern w.c., vanity wash basin with cupboards beneath, radiator, part tiled walls, window to side aspect.

## **KITCHEN/BREAKFAST ROOM**

A beautifully proportioned room with a comprehensive range of high gloss base and wall cupboards with solid oak work surfaces and tiled splashbacks, matching central island unit, inset induction hob with stainless steel extractor fan above, two built in Neff ovens and integrated microwave, integrated dishwasher and AEG washing machine, inset sink unit with extending mixer tap, large built in store cupboard, two window to rear aspect, wood block style LVT flooring, two radiators, provision for wall mounted TV. Door to:

## **UTILITY ROOM**

Window to front aspect, built in store cupboard, further wall storage unit, solid oak work surfaces, provision for washing machine and tumble dryer, door to Garage. Access to:

## **SEPARATE W.C.**

Concealed cistern w.c., tiled walls.

## **OFFICE/BEDROOM 4**

Radiator, window and door to rear garden, laminate flooring.

## **BEDROOM 2**

Another beautifully light room with two aspects including French doors to front garden, provision for TV, radiator, range of built in wardrobes with store cupboards above, panelling to one wall.

## **BEDROOM 3**

Radiator, window to side aspect.

## OUTSIDE

Attached brick-built GARAGE: With up and over door, door to utility room, electric light, power and gas fired boiler providing central heating and pressurised hot water system. Timber SUMMER HOUSE

## GARDENS

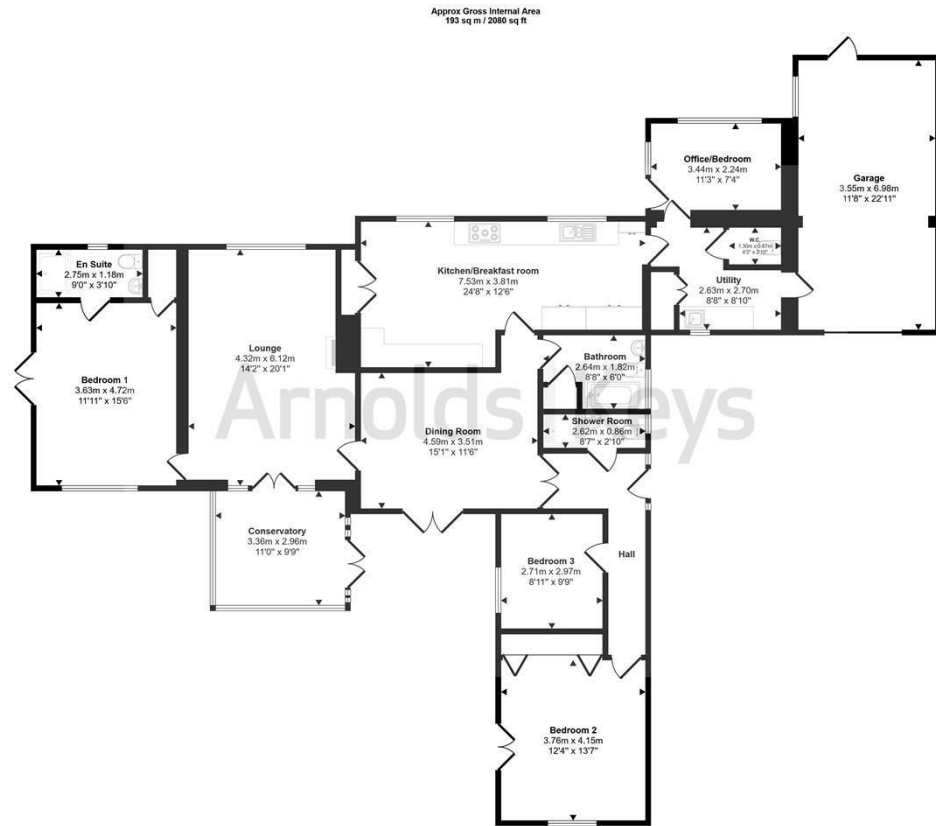
The property is approached through a gated entrance onto a large gravel driveway providing ample off-road parking. This leads to a further hardstanding area and access to the garage. The gardens are principally lawned with mature hedges, shrubs and wooded area providing a good degree of privacy. At the rear of the property is a further garden area with a further lawn with established planted beds. The gardens extend in total to approximately .45 acre (STMS)

## AGENTS NOTE

The property is freehold, has all mains services connected and a Council Tax Rating of Band E

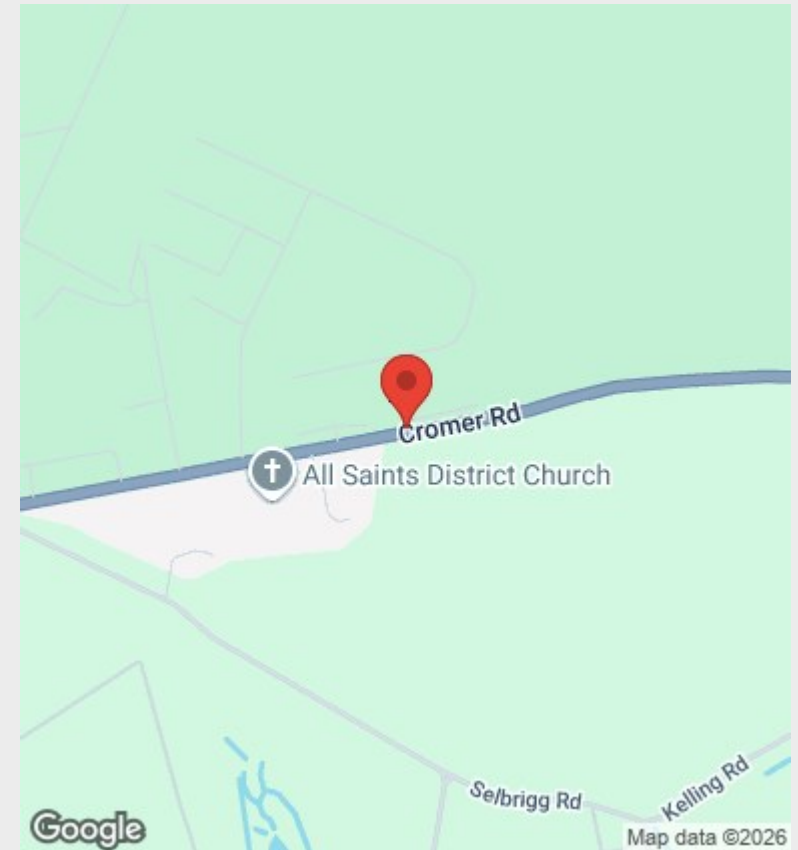






Floorplan

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	