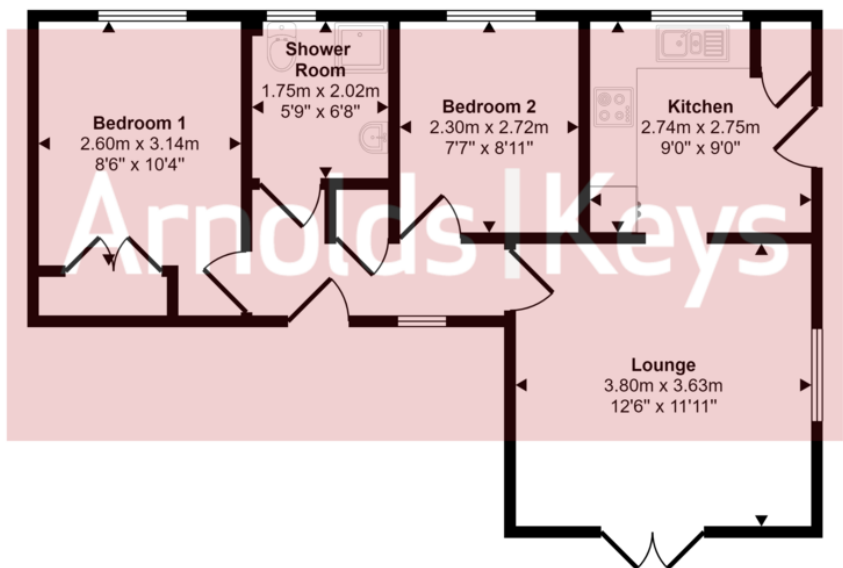




Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Approx Gross Internal Area  
48 sq m / 516 sq ft



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.



## 3 Wincliff Drive, High Kelling, NR25 6UB

**Guide Price £375,000**

A beautifully presented detached bungalow set in a delightful location in this very popular village of outstanding natural beauty. This property enjoys a high degree of privacy from its cul-de-sac position approximately two miles from the Georgian town of Holt although a local convenience store and post office is close by.

- Attractive sylvan setting
- Beautifully presented throughout
- Neatly maintained gardens
- Two Bedrooms
- Garage and parking

The property has the benefit of full gas central heating and sealed unit glazing throughout and stands in attractive gardens equally well presented.

arnoldskeys.com | 01263 822373

coastal@arnoldskeys.com  
01263 822373

**County** 01263 738444  
**City** 01603 620551  
**Coastal** 01263 822373

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.



### Property Description

#### ENTRANCE HALL

Part glazed UPVC door, engineered wood flooring, built in airing cupboard with radiator.

#### LOUNGE/DINING ROOM

A beautifully light room with French doors to the garden and another window to the side. Radiator, engineered wood flooring, TV aerial point. Access to:

#### KITCHEN

Beautifully fitted with a modern range of base and wall units with laminated work surfaces and tiled splash backs. Inset stainless steel sink unit with mixer tap, inset four ring gas hob unit with filter hood above, newly installed Bosch electric oven, integrated fridge/freezer, provision for dishwasher (never installed by the current owner). Engineered wood floor, built in cupboard housing Worcester gas fired boiler providing central heating and domestic hot water. Part glazed entrance door and window to the side. Radiator.



#### BEDROOM 1

Engineered wood floor, large built in double wardrobe cupboard, radiator, window to rear aspect.

#### SHOWER ROOM

Beautifully fitted with a contemporary suite of vanity wash basin with cupboards beneath, electric shaver light and point, close coupled w.c., corner shower enclosure with chrome shower mixer, which was replaced in 2022, chrome heated towel rail/radiator, tiled floor and part tiled walls. Window to rear aspect.



#### BEDROOM 2

Engineered wood floor, radiator, window to rear aspect.

#### OUTSIDE

Sectional GARAGE: With roller door, personal side door and window. This is a wide garage and has also been fitted out to provide a Utility Area with sink unit and plumbing for washing machine and provision for other white goods. Timber, fully lined SUMMER HOUSE with electric power.

#### GARDENS

The property has a driveway leading to the garage and providing additional of-road parking. The gardens are fully enclosed and neatly maintained with lawned areas interspersed with shrub and flower beds. The garden immediately at the rear offers a good degree of privacy with mature conifer hedging, close boarded fencing and further lawned garden and established planting.

#### AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax rate of Band C. All windows and the French doors have insect blinds professionally installed.

