

# Arnolds | Keys



**The Swallows, 47 Pineheath Road, High Kelling, Holt, NR25 6RH**

**Price Guide £450,000**

- No onward chain
- Generous plot
- Three bedrooms
- Two miles from Holt
- Excellent potential
- Attractive sylvan setting
- Garage and off-road parking
- Five miles from the coast

# 47, Pineheath Road, High Kelling, Holt, NR25 6RH

Offered with no onward chain is this individual detached dwelling standing in a generous plot in this highly favoured location. The property does require some updating but offers great potential to create a comfortable home in this attractive sylvan setting.

High Kelling lies just two miles from the popular Georgian Market Town of Holt with its renowned selection of boutique shops and restaurants whilst the Coast at Sheringham is just five miles distant.



Council Tax Band: D



## ENTRANCE PORCH CANOPY

Part glazed UPVC entrance door opening to:

## RECEPTION HALL

Radiator, turning staircase to first floor, built in store cupboard.

## SEPARATE W.C.

Radiator, close coupled w.c., window to side aspect.

## SHOWER ROOM

Recently re-fitted with a level entry shower enclosure with mixer shower attachment, pedestal wash basin, mirrored wall cabinet, heated towel rail, window to side aspect.

## LOUNGE

A light room with aspects front and rear including French doors to rear garden. Stone fireplace and hearth with gas fire and back boiler providing central heating and domestic hot water, provision for TV, radiator.

## KITCHEN/BREAKFAST ROOM

A beautifully proportioned room with window and part glazed door to rear and second aspect to the side. Radiator, comprehensive range of oak faced base and wall cabinets with tiled worksurfaces and splashbacks, inset sink unit, inset gas hob, built in electric double oven, provision for washing machine, space for under-counter refrigerator.

## FIRST FLOOR

### LANDING

Window on half landing to front aspect.

### BEDROOM 1

Window to side aspect, radiator, two fitted wardrobe cupboards, two eaves storage cupboards.

### BEDROOM 2

Radiator, window to side aspect, two eaves store cupboards.

### BEDROOM 3

Radiator, window to rear aspect, fitted wardrobe cupboard and overhead storage cupboard.

## OUTSIDE

To the side of the property is a brick built GARAGE: With up and over door and personal side door. At the rear of the property is a timber GARDEN SHED.

## GARDENS

The property stands towards the front of a generous plot and a driveway leads to the garage and offers additional off road parking. A side access leads to the rear garden which is level, fully enclosed and mostly lawned with established planting to the borders.

## AGENTS NOTE

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





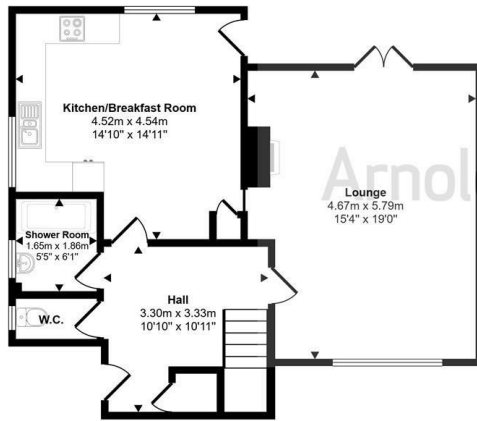
## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

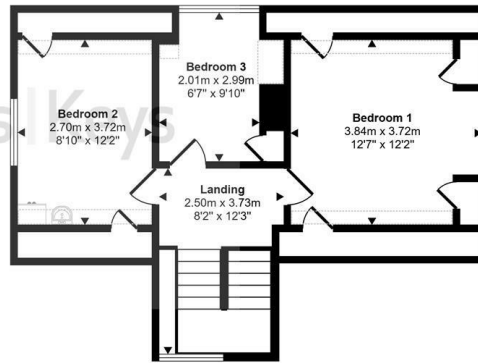
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>74</b>
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
112 sq m / 1209 sq ft



Ground Floor  
Approx 62 sq m / 667 sq ft

Denotes head height below 1.5m



First Floor  
Approx 50 sq m / 542 sq ft

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, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

