

Arnolds | Keys



The Dormouse, Church Road, West Beckham, Holt NR25 6NX

Price Guide £625,000

- No onward chain
- Southerly rear aspect
- Three bathrooms (two ensuite)
- Superb open views
- Three reception rooms
- Double garage
- Semi-rural location
- Four bedrooms
- Approximately two miles from the coast

11 Station Road, Sheringham, Norfolk, NR26 8RE
01263 822373

coastal@arnoldskeys.com
www.arnoldskeys.com

The Dormouse, Church Road, West Beckham, Holt, NR25 6NX

The Dormouse represents an excellent opportunity to acquire a beautifully proportioned detached dwelling offering just over 2300 sq. ft. of accommodation. The property enjoys a semi-rural location with beautiful open views over the surrounding countryside. The property offers three reception rooms, four bedrooms and three bathrooms, two of which are ensuite.

West Beckham itself is a charming rural village in North Norfolk, surrounded by farmland and countryside and just a short drive to the coast. The village is characterised by traditional flint and brick buildings, and a strong sense of rural character. Its historic church reflects the area's long history.



Council Tax Band: E



ENTRANCE HALL

UPVC double glazed door and side panel opening into the hallway, turning stairs to the first floor, radiator.

LOUNGE

Panelled door from hallway, UPVC double glazed bay window to the front aspect, radiator, feature stone fireplace with inset wood burning stove on tiled hearth. Door leading to:

DINING ROOM

A beautifully light room with three aspects including UPVC double glazed windows to the front and side and French doors opening to the rear garden. Radiator, glass panelled door opening to:

KITCHEN

Comprehensive range of base and wall cabinets with integral fridge/freezer, built in eye level double oven, inset electric hob with extractor fan above. Two inset circular sinks with mixer tap. Provision for washing machine and dishwasher. Fitted breakfast bar and large storage cupboard. Radiator, wood laminate flooring. UPVC double glazed window to the rear over looking the south facing garden. Glass panelled door to:

REAR HALL

Built in storage cupboard, radiator, UPVC double glazed door to garden.

SITTING ROOM

Another beautifully light room with UPVC double glazed windows to the front and side and French doors opening to the rear garden and patio area. Two radiators and provision for TV.

BEDROOM THREE

UPVC double glazed window to the front aspect, built in double wardrobe with sliding doors, radiator.

BEDROOM FOUR

UPVC double glazed window to the rear aspect overlooking the garden, radiator.

BATHROOM

Obscure double glazed window to the rear, panelled bath with mixer shower attachment over, pedestal wash hand basin, close coupled WC, vinyl flooring, part tiled walls and radiator.

FIRST FLOOR LANDING

Velux roof light to rear aspect, doors to bedrooms one and two.

BEDROOM ONE

Two UPVC double glazed dormer windows to front and rear, two radiators, further dressing area with door to:

ENSUITE BATHROOM

Panelled bath with mixer shower attachment over and glazed shower screen. Pedestal wash hand basin, close coupled WC, part tiled walls, radiator and ceiling light. Velux roof light.

BEDROOM TWO

Two UPVC double glazed dormer windows to front and rear, two radiators, dressing area with doors to study and:

ENSUITE BATHROOM

Panelled bath with mixer shower attachment over and glazed shower screen. Pedestal wash hand basin, close coupled WC, part tiled walls, radiator, Velux roof light.

STUDY

UPVC double glazed window to the side with excellent rural views, radiator.

OUTSIDE

To the side of the property is a brick built DOUBLE GARAGE with electric roller door, personal side door and further up and over door at the rear, electric light and power. Additional outbuildings include a GREENHOUSE and timber GARDEN SHED.

GARDENS

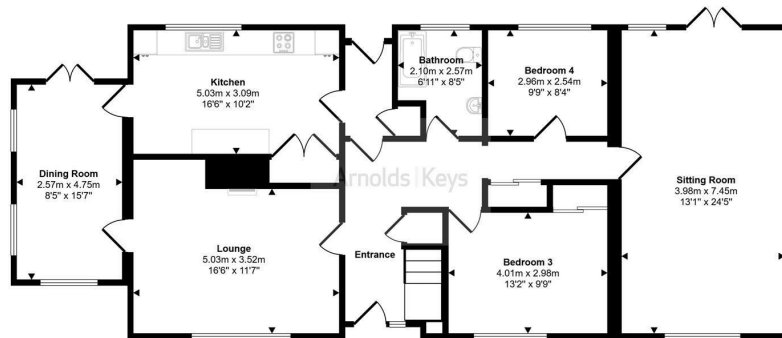
The property is approached over a wide shingled driveway leading to the garage and providing additional off-road parking. There are two further lawned areas and established planting to the side. The rear garden is extensively lawned and enjoys a southerly aspect with further established shrubs beds, hedging and patio.

AGENTS NOTE

The property is freehold has mains electricity, water and drainage connected. The property has a Council Tax rating of Band E



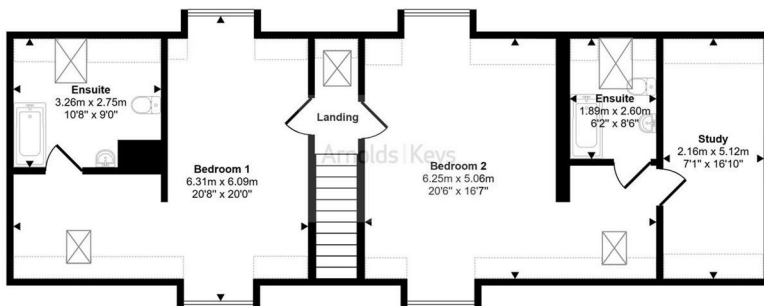




Ground Floor
Approx 132 sq m / 1420 sq ft

Denotes head height below 1.5m

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.



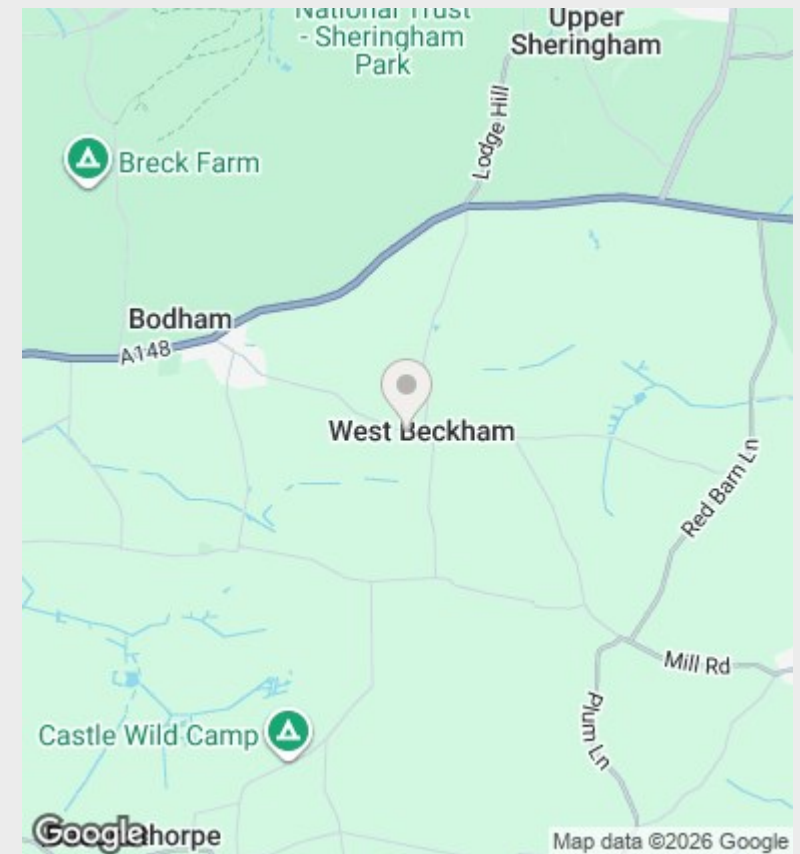
First Floor
Approx 86 sq m / 921 sq ft

Denotes head height below 1.5m

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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 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.



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	