

GUIDE PRICE

**£625,000**

Felmingham Road, Skeyton, NR10 5AS

Arnolds | Keys









# THE PROPERTY

## Highview House Felmingham Road, Skeyton, NR10 5AS

*NO ONWARD CHAIN* Enjoying open countryside views from every aspect, this beautifully presented home offers bright, versatile and modern accommodation. Having previously stood as a bungalow, the property has been sympathetically rebuilt and adapted and now provides the ideal family home.

The property comprises an entrance porch leading to the welcoming entrance hallway, a dual aspect living room with a wood burning stove - creating a cosy yet bright space. To add to the groundfloor is a fourth bedroom, cloakroom and a stylish contemporary kitchen leading to the dining area which has a vaulted ceiling with a floor to ceiling window over looking the fields, creating a delifhtful space to host family.

On the first floor are three double bedrooms; with the principle room featuring an ensuite, and a family bathroom.

Externally, the property enjoys a spacious plot and is surrounded by open fields, with a detached garage and parking for multiple vehicles to the front.

*Nestled in the middle of open fields, a wonderful highlight of the home is the fantastic open views from all aspects. The property was rebuilt in 2021 and now offers buyers an opportunity to for a contemporary lifestyle in the countryside.*

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# THE DETAILS

**ENTRANCE PORCH**
Composite door to front entrance, double glazed window to side aspect, tiled flooring,

**ENTRANCE HALL**
Double glazed window to front aspect, carpeted stairs to first floor with built in cupboard underneath, tiled flooring.

**LIVING ROOM**
A dual aspect room with French doors to rear garden and window to front, fireplace housing wood burning stove with marble surround and hearth, carpet.

**BEDROOM FOUR**
Double glazed window to rear aspect, fitted cupboards, tiled floor.

**CLOAKROOM**
Fitted with a WC and vanity unit with wash hand basin, tiled flooring.

**KITCHEN**
Double glazed window to front aspect, fitted with wall, base and an island unit with inset ceramic butlers sink, Rangemaster double oven with 6 ring gas hob and cooker hood over, integrated fridge freezer and dishwasher, tiled flooring, door to:-

**UTILITY ROOM**
Composite door to rear, space for free standing fridge freezer, base units with inset stainless steel sink and drainer, space and plumbing for washing machine.

**DINING ROOM**
Double glazed French doors to garden, large window to rear garden, tiled flooring.

**FIRST FLOOR LANDING**
Double glazed window to front aspect, carpeted, radiator.

**BEDROOM ONE**
A dual aspect room with double glazed window to front and rear aspect, carpet, built in warobes, two radiators, door to:-

**ENSUITE**
Double glazed window to rear aspect, fitted with a three piece suite comprising mains connected standard and rainfall shower head, vinyl flooring, vanity unit with wash hand basin and WC, heated towel rail.

**BATHROOM**
Double glazed window to rear aspect, fitted with a three piece sutie comprising free standing bath with mixer tap and shower head attachment, vanity unit with wash hand basin, WC, vinyl flooring, heated towel rail.

**BEDROOM TWO**
Double glazed window to side aspect, built in wardrobes, carpet, radiator.

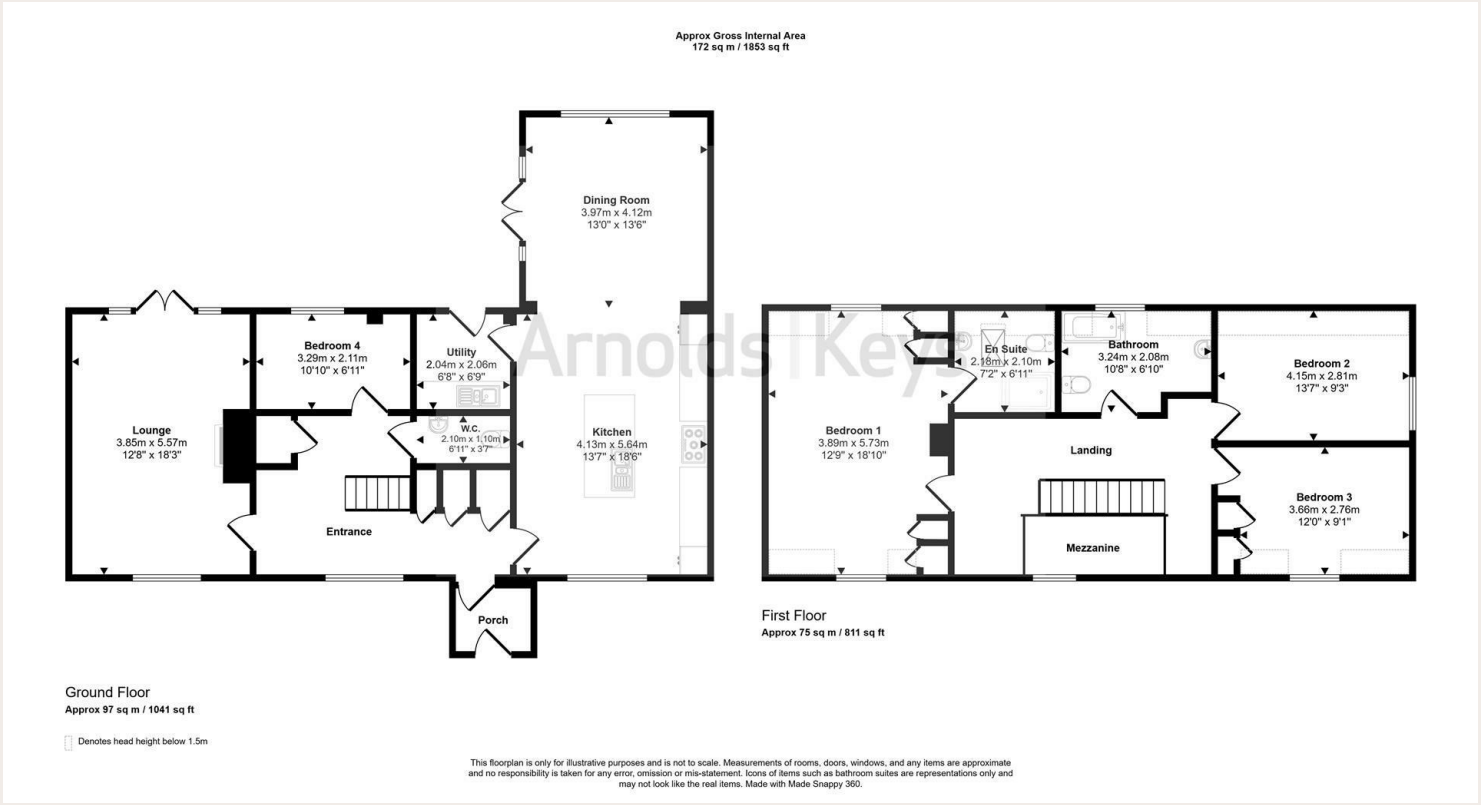
**BEDROOM THREE**
Double glazed window to front aspect, built in wardrobes, carpet, radiator.

**AGENTS NOTES**
This property is Freehold.
Mains electricity and water connected.
Drainage via septic tank.
Air source heat pump central heating, with underfloor heating on the groundfloor.




## Location

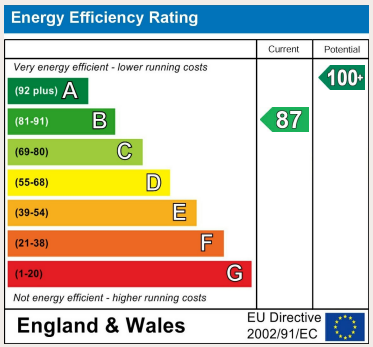
Skeyton is a peaceful rural village set within the North Norfolk countryside, surrounded by attractive farmland, woodland and open landscapes. The area offers a wonderful sense of space and tranquillity, while still being conveniently positioned for everyday amenities. The market town of Aylsham is approximately four miles away, providing a good range of shops, cafés, pubs and local facilities. North Walsham is around three miles away and offers further amenities, together with a railway station providing services along the Bittern Line towards Cromer, Sheringham and Norwich.










## Contact Us

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