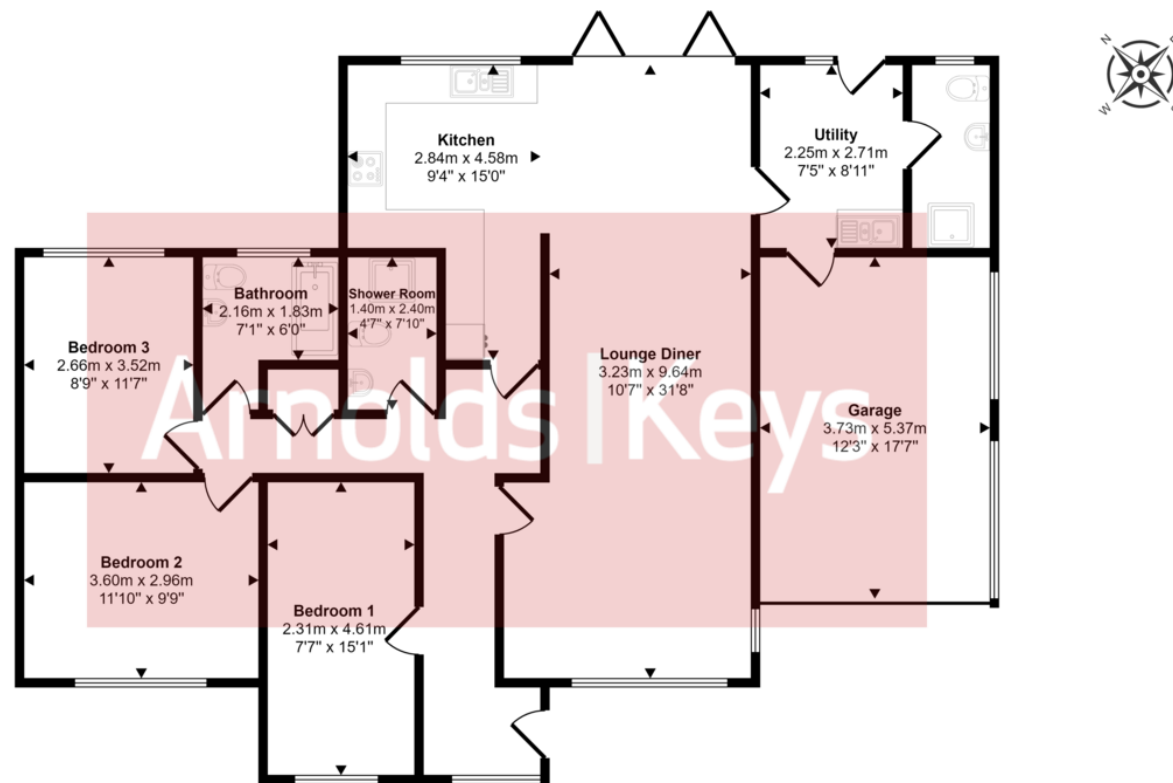




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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.

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. 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. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

coastal@arnoldskkeys.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.



2 Heathfield Road, High Kelling, Holt, NR25 6RG

O.I.E.O. £610,000

A wonderful opportunity to acquire a stunning detached bungalow, beautifully located in this sought-after Sylvan setting. This property has been completely remodelled, extended, and re-furbished by the current owners with a design from SMG architects to provide this superb home of individual charm. The property has a contemporary style both internally and externally and offers three bedrooms, three bathrooms and a large open plan lounge/dining room/kitchen. Heating, both radiator and underfloor, is provided by a gas fired boiler supplemented by electric underfloor heating in two bathrooms. All the windows have been replaced with powder coated aluminium units.

- No Onward Chain
- Stunning open plan design
- Three Bedrooms
- Gas Central Heating
- Three Bathrooms

High Kelling is a highly favoured location just two miles from the historic market town of Holt.

arnoldskkeys.com | 01263 822373



Property Description

HALLWAY

Grey composite door opening into the hallway with sealed unit window to the front with fitted shutters, doors to all rooms, LED spot lighting. Access to part boarded roof space with electric light and power.

OPENPLAN KITCHEN/DINING

Dual aspect room with sealed unit window to the front and rear and bi-fold doors opening out into the garden. Tiled flooring with underfloor heating, LED spot lighting, modern fitted light grey kitchen with grey work top over, inset one and half bowl sink unit with mixer tap (there is "whole of the house" filter system fitted). built in double oven and inset hob above with extractor hood over. Integrated dishwasher and fridge freezer. Towel rail, matching wall mounted units and large larder unit with pull out drawers. Wall mounted concealed gas central heating boiler. Open plan to

SITTING ROOM

Sealed unit window to the front and side aspect with fitted shutters, carpet, TV point, three wall light points, LED spot lighting, door to hallway. Radiator.



UTILITY ROOM

Matching range of grey cupboards, single bowl sink unit mixer tap over, tiled flooring with underfloor heating, provision for washing machine and tumble dryer, half glazed door to outside, solid fire door to garage and door to

SHOWER ROOM

Sealed unit window to the rear, vanity unit with hand wash basin and close coupled WC. walk in shower cubicle with extensively tiled walls and flooring with underfloor heating



BATHROOM

Sealed unit double glazed window to the rear. Vanity unit with wash hand basin and storage cupboard beneath, Close coupled WC, panelled bath with shower over. Extensively tiled walls and flooring with underfloor heating. Wall mounted heated towel rail. Inset LED lighting.

SHOWER ROOM

Large walk-in shower cubicle, vanity wash hand basin with storage cupboard beneath, close coupled WC, LED spot lighting, wall mounted heated towel rail. Extensively tiled walls and flooring with under floor heating.

BEDROOM ONE

Sealed unit window to the front with fitted shutters, carpet, radiator, inset LED spot lighting.



BEDROOM TWO

Sealed unit window to the front with fitted shutters, radiator, carpet, LED spot lighting.

BEDROOM THREE

Sealed unit window to the rear with fitted shutters, carpet, radiator, large mirrored double wardrobe.

OUTSIDE

The property is approached over a gravel driveway with parking spaces to the front, enclosed by low level brick wall and mature flowers and shrubs. An attached single GARAGE with electronic roller door, window to the side and personal door leading into the utility room. There is power and light, and a mezzanine floor for storage.

Access leads round both sides of the bungalow to the enclosed rear garden, which is well established. There is a lawned area, mature flower bed and shrub borders, seating patio area, outside lighting and security lighting, water tap, power points and, SUMMER HOUSE with electric power point.

AGENTS NOTE

This property is Freehold and has mains gas, water and electricity connected and has a Council Tax Rating of Band D

