

# Arnolds | Keys



**Allways, Holt Road, Aylmerton, Norwich, NR11 8QA**

**Guide Price £480,000**

- No onward chain
- Large, part wooded grounds
- Oil Fired Central Heating
- Excellent potential
- Garage and off-road parking
- Three Double Bedrooms
- South facing aspect
- Sealed unit glazing
- Easy access to main Towns

# Holt Road, Aylmerton NR11 8QA

Offered with no onward chain is this beautifully proportioned detached bungalow standing in large gardens approaching 1.5 acres. With the benefit of three bedrooms and enjoying a southerly aspect at the front, the property offers excellent potential for those seeking a semi-rural home.

The property fronts the main Holt Road and therefore enjoys easy access to the principal coastal towns of Sheringham and Cromer. The well-presented accommodation would benefit from some updating but has the benefit of oil-fired central heating and sealed unit glazing throughout.



Council Tax Band: E



## ENTRANCE LOBBY

Part glazed UPVC entrance door, two UPVC windows, radiator, open to:-

## INNER HALLWAY

Radiator, two fitted store cupboards.

## SITTING ROOM

Feature brick fireplace with TV shelf to the side, glass panel to entrance lobby, brick archway to Dining Room, two radiators, UPVC windows to front and side. Door to:

## CONSERVATORY

Of UPVC construction on brick base, Triplex roof with roof blinds. Door to side access.

## KITCHEN/BREAKFAST ROOM

Fully fitted with a comprehensive range of base and wall storage cupboards with laminated worksurfaces and tiled splashbacks. Inset stainless steel sink unit, built in cupboard housing floor-mounted oil fired boiler, built in airing cupboard with lagged cylinder. Built in breakfast bar/table, fitted double oven with hob. Door to:

## REAR ENTRANCE PORCH

With Utility area and provision for washing machine. Door to:

## SEPARATE W.C.

Low level suite.

## SHOWER ROOM

Close coupled w.c., pedestal wash basin, bidet, large double width shower tray with mixer shower, radiator, electric shaver light and point, mirrored cabinet, part tiled walls. UPVC window.

## BEDROOM 1

A beautifully proportioned room with large UPVC window overlooking rear garden. Radiator, two fitted wardrobe cupboards with dressing table between.

## BEDROOM 2

Three UPVC windows to rear and sides, radiator. Fitted wardrobe cupboards with full-length mirror doors.

## BEDROOM 3

Two UPVC windows to rear and side, radiator, built in double wardrobe cupboard.

## OUTBUILDINGS

To the side of the property is a brick built GARAGE and attached to the rear of the garage is a workshop.

Within the extensive grounds are two greenhouses and a chicken run with coup.

## GARDENS

The property is approached off the main A148 Holt Road via a shingled driveway which opens up to provide a large turning area providing off-road parking for a number of vehicles. To the side of the driveway is a large lawned area with dwarf wall. To the side of the bungalow is a small paved courtyard area which in turn leads to the formal lawned garden at the rear. This then leads to the larger, less formal garden area which is partly wooded. From dimensions scaled from the Land Registry plan, the area of the plot is approximately 1.45 acres.

## AGENTS NOTE

The property is freehold, has the benefit of mains electricity and water, drainage is to a septic tank. The property has a Council Tax rating of Band E





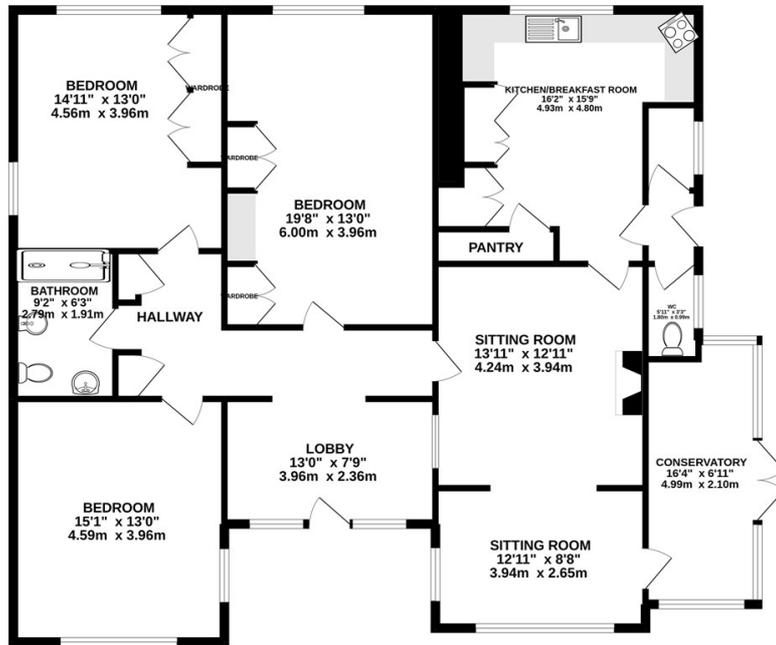
## Viewings

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>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>39</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	

GROUND FLOOR  
1575 sq.ft. (146.3 sq.m.) approx.



TOTAL FLOOR AREA: 1575 sq.ft. (146.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or life span.  
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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 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. 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 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.