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21 Pineheath Road High Kelling, Holt NR25 6QF GUIDE £435,000

A beautifully presented three bedroom detached bungalow
situated in a good sized mature garden

- Detached bungalow • Recently renovated • Kitchen/breakfast room
- Three bedrooms • Sitting room • Garden room • Two en-suite shower rooms • UPVC double glazing • LPG gas heating • Single garage • Off road parking • Mature garden • No chain

DESCRIPTION

A beautifully presented three bedroom detached bungalow situated in a popular location close to Holt. The property has been renovated and finished to a high standard by the current owners. The spacious accommodation comprises: entrance hall, kitchen/breakfast room, sitting room, garden room, master bedroom with en-suite bathroom, guest room with en-suite shower room, a further bedroom and shower room. There is UPVC double glazing, LPG gas heating. To the front of the property is a brick weave driveway providing ample off road parking leading to the detached single garage. There is a lawned front garden with well stocked flower and shrub borders. Side access leads to a patio seating area and rear garden which is mainly laid to lawn with part fence and hedge boundary.

LOCATION

High Kelling is on the North Norfolk coast in an area of outstanding nature beauty. The area is famous for its wonderful coastline, wildlife and scenery. Blakeney, Cley and the Georgian town of Holt are close by. There are several golf courses, bird reserves and National Trust properties nearby. The attractive village of High Kelling has its own Post Office/Store, Social Centre and Doctors Surgery. Good educational facilities include the private Gresham's School in Holt for boys and girls from preparatory through to Sixth Form and also Beeston Preparatory School. There are mainline trains from Sheringham to Norwich and onward to Liverpool Street in London. The International Airport in Norwich (approximately 23 miles) is easily accessible and of course there is the North Norfolk Steam Railway.

DIRECTIONS

Leave Holt on the A148 Cromer Road following the signs to Sheringham. Proceed into the village of High Kelling and take the fifth turning on the left hand side on to Pineheath Road. At the T junction turn right and continue along Pineheath Road where the property can be found on the left hand side as indicated by the Brown & Co For Sale board.

ACCOMMODATION

ENTRANCE HALL UPVC double glazed door to front, UPVC double glazed windows to front, two built in storage cupboards, loft access, spotlights, radiator.

SITTING ROOM Dual aspect UPVC double glazed windows to front and side, two TV points, radiator.

KITCHEN/BREAKFAST ROOM UPVC double glazed door to side, newly fitted kitchen with a range of bespoke base and wall units with quartz work surfaces, stainless steel sink and drainer with mixer tap, Zanussi oven and grill, stainless steel cooker hood and extractor fan, integral Zanussi fridge freezer and dishwasher, pantry style cupboards, breakfast bar with quartz work surface and wine rack, TV point, tiled floor, two radiators.



GARDEN ROOM Dual aspect UPVC double glazed windows to rear and side, UPVC double glazed doors to rear and side, TV point, tiled floors, two radiators.



MASTER BEDROOM UPVC double glazed bay window to front, TV point, radiator.



EN-SUITE BATHROOM UPVC double glazed obscure glass window to side, panelled bath with glass shower screen, mixer tap and shower attachment, vanity unit housing wash hand basin with mixer tap, low level WC with hidden cistern, tiled floors, tiled walls, spotlights, extractor, radiator.

BEDROOM 2 UPVC double glazed window to side, TV point, radiator.



EN-SUITE SHOWER ROOM UPVC double glazed obscure glass window to side, walk in shower cubicle with glass sliding door, tiled walls, rain effect shower and shower attachment, pedestal wash hand basin, low level WC, wall mounted heated towel rail, tiled walls, tiled floor, spotlights, extractor fan.

REAR HALL UPVC double glazed door to side, built in storage cupboard, cupboard with washing machine.

BEDROOM 3 UPVC double glazed window to rear, TV point, radiator.

SHOWER ROOM UPVC double glazed obscure glass window to side, walk in shower cubicle with glass door, rain effect shower and shower attachment, pedestal wash hand basin, low level WC, tiled walls, extractor, tiled floor, spotlights, wall mounted heated towel rail.

SINGLE GARAGE Up and over door, power and light, personal door, eaves storage.

OUTSIDE

The property is approached from the road to a brick weave driveway providing ample off road parking leading to the detached single garage. The brick weave continues to the front and side doors. To the front of the property is a lawned area with a wide range of flower beds and borders with mature shrubs and plants. To the rear of the property is a patio area leading from the kitchen and garden room. The rear garden is lawned and enclosed by a part hedge and fence boundary offering a good degree of privacy. There are raised shrub and flower borders.



VIEWING

Viewing strictly by appointment only through the selling agents Holt Office, 01263 713143.

SURVEY

We naturally hope that you purchase your next home through Brown & Co but if you find a suitable property through another agent our team of experienced Chartered Surveyors led by Stephen Willerton FRICS are able to carry out all types of survey work including Valuations, RICS Homebuyer Reports and Building Surveys. For more information on our services please contact our Survey Team on 01284 731465.

Energy Performance Certificate



21, Pineheath Road, High Kelling, HOLT, NR25 6QF

Dwelling type: Detached bungalow
Date of assessment: 19 December 2014
Date of certificate: 23 January 2015
Reference number: 8484-7122-3759-1151-0992
Type of assessment: RdSAP, existing dwelling
Total floor area: 134 m²

Use this document to:

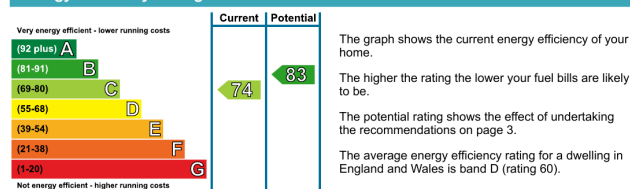
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,736
Over 3 years you could save	£ 165

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 255 over 3 years	You could save £ 165 over 3 years
Heating	£ 2,166 over 3 years	£ 2,001 over 3 years	
Hot Water	£ 315 over 3 years	£ 315 over 3 years	
Totals	£ 2,736	£ 2,571	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

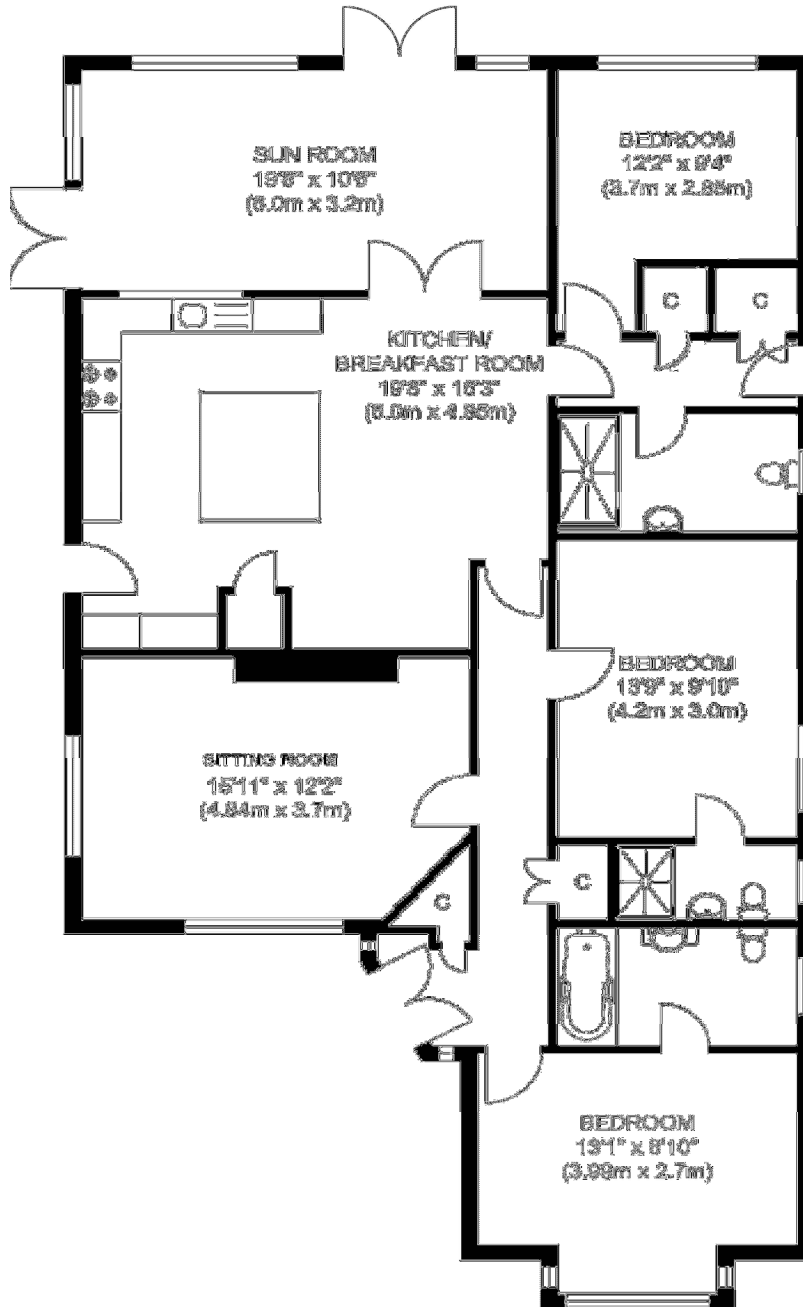
Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 165	✓
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 849	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



21 Pineheath Road, High Kelling, NR25 6QF

Illustration for identification purposes only, measurements are approximate, not to scale.

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