



WOODCROFT

Beech Close, High Kelling, NR25 6QP
Guide Price £375,000

BROWN & CO

LOCATION

High Kelling has a village hall and post office cum store as well as Holt Doctor's Surgery. Beech Close has the parish church and bus stops close by, beyond which is Bodham Common which is an area of wooded heathland with public access. Staying on the north side of the A148 Cromer Road one can reach Hundred Acre Wood which is the Forestry Commission woodland leading onto Kelling Heath (again with public access) and down to Weybourne Station. This is an Area of Outstanding Natural Beauty with all the natural and popular attractions along this stretch of Heritage Coast. The busy little town of Holt lies immediately to the west with a wide range of shops and other facilities. It is also home to Gresham School while other schools, golf courses, rail connection and the like are within easy distance at Sheringham and Cromer to the east.

DIRECTIONS

From Holt head east towards Cromer along the A148 and past High Kelling Post Office cum store. Beech Close is then the fourth turning on the left beyond a bus shelter and between a wide verge. Woodcroft is the end property round to the right.

DESCRIPTION

Woodcroft is a detached bungalow standing in the corner of a pleasant little close with sheltered gardens and wooded grounds. It was built in the 1970s and now merits some updating while also having potential for being extended and improved. The property faces south with a small rear garden, a garage separating Woodcroft from the bungalow to the west and further grounds to the south. Woodside affords a comfortable home with double

glazing and gas fired central heating. Including the garage the roof covered area is almost 1600 square feet while the plot extends to over one quarter on an acre.

ACCOMMODATION

Entrance Porch Part glazed door and window to front aspect, door to garage.

Hallway Airing cupboard, cloaks cupboard, separate WC, pedestal washbasin.

Kitchen Part glazed door on north side into rear porch, a range of base and wall units with work surfaces over, stainless steel sink unit, spaces for cooker and washing machine, two shelved cupboards.

Dining Room Window at rear, radiator.

Sitting Room Two windows on west and french doors on south leading to the front garden, gas coal effect fireplace with brick surround and tiled hearth, TV point, two radiators.

Bedroom One Window on south, radiator.

Inner Hall Radiator.

Bedroom Two Window on east, double built in wardrobes, radiator.

Bedroom Three Window on rear, built in wardrobes, radiator.

Bathroom Obscure window on west, coloured suite comprising bath, low level WC, pedestal was basin, shower unit.

Outside A shingled driveway leads up to an attached, flat roofed garage with side and rear doors. The front garden is partly lawned within a mature hedge. A pathway leads to a side gate with access

to the pretty, fully enclosed rear garden. This is under the lee of a mature pine tree. At the southern end of the plot is a belt of trees with a roadside verge beyond.

VIEWING

Strictly by appointment through the sole selling agent Brown & Co Cockertons.

SERVICES

Mains services are connected. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

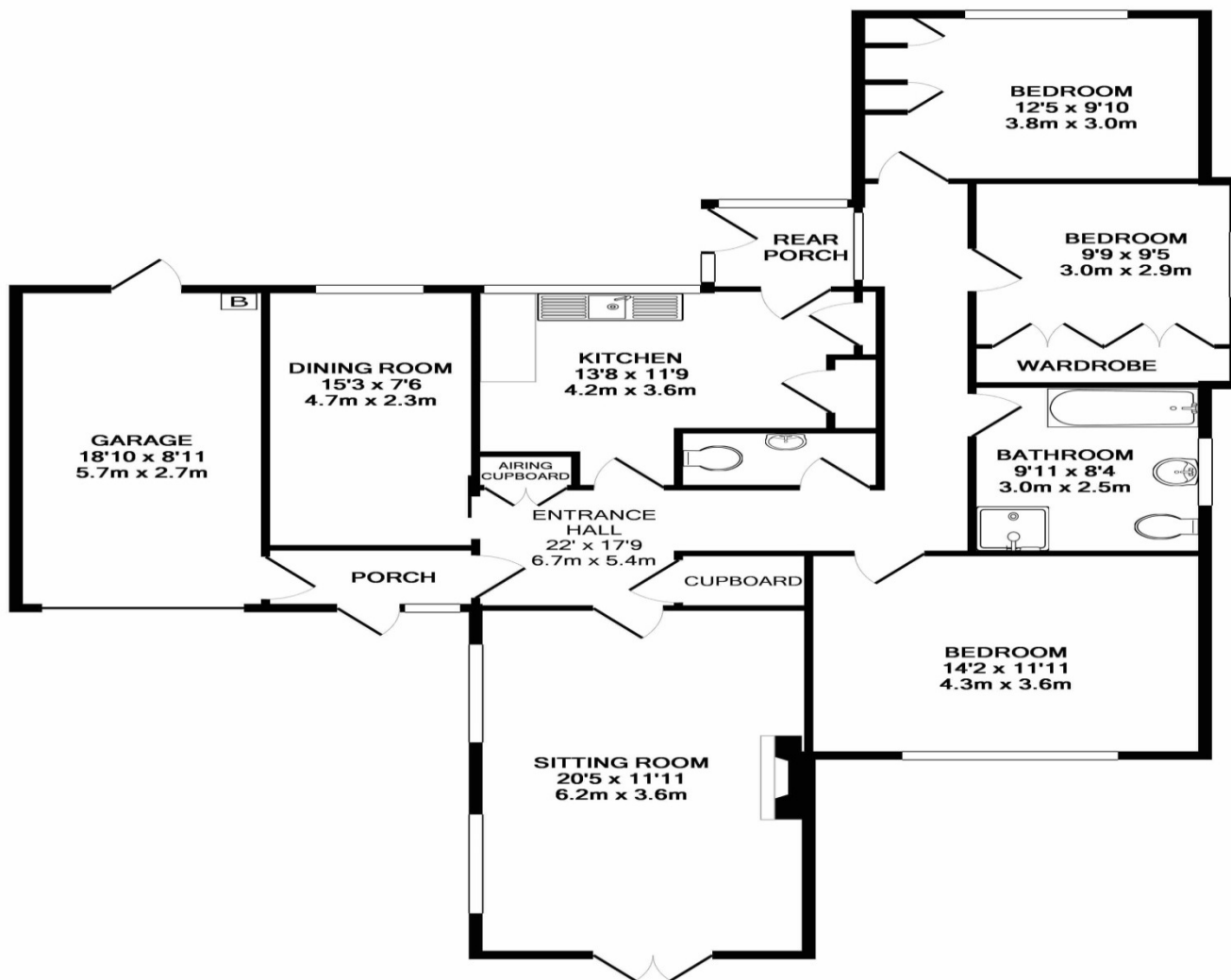
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In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



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TOTAL APPROX. FLOOR AREA 1410 SQ.FT. (130.9 SQ.M.)
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Energy Performance Certificate



Woodcroft, Beech Close, High Kelling, HOLT, NR25 6QP

Dwelling type: Detached bungalow
Date of assessment: 08 July 2019
Date of certificate: 08 July 2019
Reference number: 0488-3077-7273-6451-4960
Type of assessment: RdSAP, existing dwelling
Total floor area: 116 m²

Use this document to:

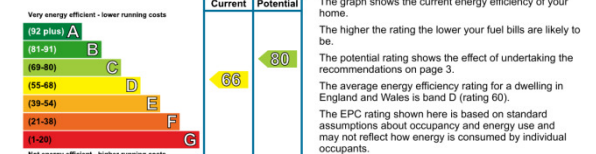
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,114
Over 3 years you could save	£ 597

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 369 over 3 years	£ 240 over 3 years	You could save £ 597 over 3 years
Heating	£ 2,337 over 3 years	£ 2,031 over 3 years	
Hot Water	£ 408 over 3 years	£ 246 over 3 years	
Totals	£ 3,114	£ 2,517	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 339
2 Low energy lighting for all fixed outlets	£30	£ 114
3 Solar water heating	£4,000 - £6,000	£ 144

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.