



**St. Andrews Drift, Langham Holt NR25 7AG**

**welcome to**

**St. Andrews Drift, Langham Holt**

A detached house with accommodation comprising an entrance hall, cloakroom, sitting room, dining room, kitchen, utility, landing, three bedrooms and family bathroom. Offered to the market with NO ONWARD CHAIN!! Call now to book a viewing!



**Entrance Door To;  
Entrance Porch**

Double glazed window to side, door to;

**Entrance Hall**

Electric storage heater, staircase, radiator.

**Cloakroom**

Wc, wash basin, mini heater, extractor.

**Sitting Room**

16' x 14' 8" ( 4.88m x 4.47m )

Electric storage heater, central chimney with fireplace, double glazed window to front, electric heater. Open plan to;

**Dining Room**

15' 1" x 8' 1" ( 4.60m x 2.46m )

Double glazed sliding door to side, 2 double glazed windows to rear, electric storage heater.

**Kitchen**

17' 10" x 8' ( 5.44m x 2.44m )

Stainless steel sink, electric storage heater, double glazed window to rear, slot for cooker with hood above.

**Utility**

7' 10" x 7' 7" ( 2.39m x 2.31m )

Door to side, sink, double glazed window to rear, electric heater.

**Landing**

Built in cupboard, radiator, airing cupboard housing water tank.

**Bedroom 1**

18' 9" max x 9' 8" ( 5.71m max x 2.95m )

Double glazed windows to front and rear aspects, electric panel heater, loft hatch.

**Bedroom 2**

14' 7" x 9' 9" ( 4.45m x 2.97m )

Double glazed windows to front & rear, electric panel heater.

**Bedroom 3**

7' 9" x 8' ( 2.36m x 2.44m )

Double glazed window to rear, electric radiator.

**Bathroom**

Shaver point, panelled bath, wc, wash basin, radiator, fully tiled, electric wall heater, double glazed window to rear, radiator.

**Outside**

Shingled drive to GARAGE measuring 16ft 9 x 10ft + recess, wiyth light and electric door. Lawned rear garden with coal bunker.



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## St. Andrews Drift, Langham Holt

- Modernisation Required
- Sitting Room open plan to Dining Room
- Kitchen & utility
- 3 Bedrooms
- Garage

Tenure: Freehold EPC Rating: G

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HOL106208 - 0003

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