



Westmead Holt Road, Weybourne HOLT NR25 7SU

welcome to

Westmead Holt Road, Weybourne HOLT

A light & airy 4 bedroom home with accommodation briefly comprising entrance hall. study, bathroom, sitting room, ground floor bedroom, dining room/bedroom. family room/bedroom, kitchen/diner, utility, conservatory, small landing, first floor bedroom and shower room.



**Entrance Door To;
Entrance Hall**

Electric radiator, oak flooring.

Study

8' 7" x 8' 3" (2.62m x 2.51m)

Double glazed window to front, electric radiator.

Sitting Room

14' 10" max x 14' 7" (4.52m max x 4.45m)

Fireplace with stove, double glazed windows to front and side, staircase, 2 electric radiators.

Bathroom

Panelled bath with shower handset and screen, wall light/shaver point, double glazed window to rear, wash basin, tiled floor, extractor.

Dining Room/Bedroom

11' 10" x 11' 2" (3.61m x 3.40m)

Double glazed window to rear, electric radiator, carpet.

Family Room/Bedroom

17' x 9' 5" (5.18m x 2.87m)

Double glazed window to front, electric radiator, laminate flooring.

Kitchen/Diner

15' 6" x 8' 8" (4.72m x 2.64m)

Tiled floor, pantry housing boiler, electric heater, wall and base units, airing cupboard housing water tank, rolled edge worktops, 1 1/2 bowl sink unit, built in oven, hob and hood, built in dishwasher, double glazed window to rear.

Utility

9' 4" x 7' (2.84m x 2.13m)

Door to rear, stainless steel sink, worktop, space under for washing machine and dryer.

Conservatory

9' 1" x 7' 4" (2.77m x 2.24m)

Tiled floor, door to side, electric heater.

Bedroom

11' 9" x 9' 5" + door recess (3.58m x 2.87m + door recess)

Double glazed window to front, electric radiator.

Small Landing**Bedroom**

16' x 12' 9" max (4.88m x 3.89m max)

Double glazed window to front providing lovely views, electric radiator, built in wardrobe, built in cupboard.

Shower Room

Wc, wash basin, access to eaves, sloping ceiling, shower cubicle, extractor, heated towel rail.

Outside

Lawned front and rear gardens, shingled driveway for several cars, timber shed.



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Westmead Holt Road, Weybourne HOLT

- Guide Price £500,000 - £525,000
- Family room (potential annex stp)
- Dining Room / Bedroom,
- Study
- Utility & Conservatory

Tenure: Freehold EPC Rating: F
Council Tax Band: D

guide price

£500,000 - £525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HOL105619 - 0010

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