



7 Hall Close, Bodham

See all our properties at [OnTheMarket.com](https://www.onthemarket.com)

Independent Estate Agents

Pointens





7 Hall Close, Bodham

Norfolk NR25 6PW

North Norfolk Coast 2 miles, Holt 3 miles

Norwich 20 miles

2 bedroom character property which has been extended and re-furbished and now offers an exceptionally well appointed contemporary home. A particular feature of the property is the due south facing garden.

Guide Price £295,000



The Property

The property offered for sale is a cottage style end terrace house which has been extended and refurbished to a high standard by the present owner. The exceptionally well appointed accommodation is set over two floors and comprises an entrance hall, an open plan kitchen/diner, a sitting room with bi-fold doors leading to the south facing rear garden, and a cloakroom. On the first floor, a landing leads to two double bedrooms and a family bathroom. The property enjoys the benefit of sealed unit double glazed windows and doors and electric central heating. Outside, there is ample off street parking for two vehicles and a pedestrian gate leads down the side of the property to the rear south facing garden which has a lawn and a terrace.

Location

Bodham is a small village situated between Sheringham and Holt. The village has a popular public house The Red Hart, a village hall and nearby is Pinewood Park Leisure Club offering swimming and gym facilities. The popular coastal village of Weybourne is two miles away and around three miles away is the market town of Holt with its extensive range of shops and businesses where a friendly and personal service still remains. Bodham is also around three miles from the North Norfolk coast with Cley, Blakeney and Morston all within easy reach. The county city of Norwich is twenty miles away with fast rail links to London Liverpool Street. Norwich airport has direct access to most destinations via Schipol (Amsterdam).

Directions

Leave Holt on the Sheringham, Cromer road A148, continue through High Kelling and upon reaching the centre of Bodham, turn right signposted Gresham. After going past the Red Hart public house on your right, the property will then be found on the left hand side.

ACCOMMODATION

The accommodation comprises :-

UPVC Front Door

Leading to -

Entrance Hall

Wooden floor, staircase to first floor, coat pegs.

Kitchen/Dining Room (21'2 x 14'8 narrowing to 8'3)

Range of modern fitted base units with marble worktops over. Inset one and half bowl sink unit with mixer tap. Fitted fridge/freezer, dishwasher, electric oven, microwave, washing machine and tumble drier. Wooden flooring.

Sitting Room (14' x 10'5)

Roof light. Television point. Bi-fold doors leading to the rear garden, wooden flooring.

Cloakroom

Vanity unit with basin over. W.C., heated towel rail. Half tiled walls.

First Floor Landing

Airing cupboard with factory lagged tank.

Bedroom One (11'8 x 9'4)

Electric panel heater. Two fitted cupboards

Bedroom Two (8'9 x 8'4)

Electric panel heater. Fitted cupboard. This room has views to the rear over the open countryside adjoining the property.

Family Bathroom

Shower bath with mixer tap and shower screen. Vanity unit with washbasin and WC. Fully tiled walls. Heated towel rail.

Curtilage

To the front of the property there is a gravelled off street parking area for two cars, a pedestrian gateway leads down the side of the property and to the south facing rear garden which is mostly laid to lawn together with a terrace directly behind the house. There is also a wooden garden shed, all being fully enclosed by wooden panelled fencing.

General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage are connected.

Local Authority: North Norfolk District Council, tel: 01263 513811.

Tax Band: B (2024/25—£1722.87)

Energy Performance Certificate: Band E.

Viewing arrangements: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

Ref: H313192.

Please Note: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.



Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

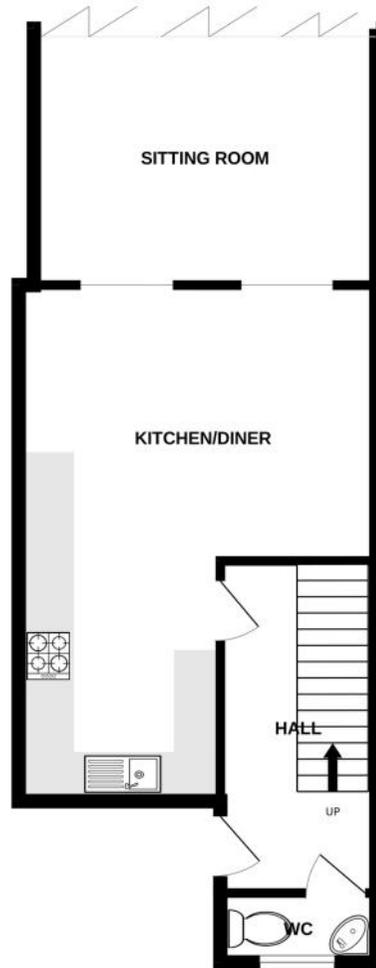
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

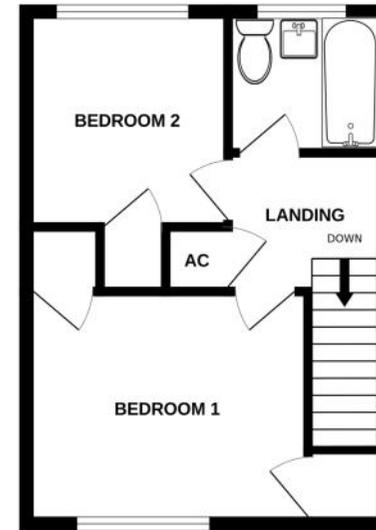
No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor of Lessor.



GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



HALL CLOSE, BODHAM, NR25 6PW

TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.
Made with Metropix ©2024



18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

