



Woodcroft, High Kelling

rightmove 

Independent Estate Agents

Pointens





**Woodcroft, Beech Close, High Kelling,
Norfolk NR25 6QP**
North Norfolk Heritage Coast 3 miles,
Norwich 20 miles

**Spacious detached 4 bedroom
bungalow pleasantly situated in this
much sought after part wooded
village just outside Holt. A
particular feature of this property
are the nearby extensive walks
which lead to Kelling Heath and in
turn Norfolk's Heritage Coastline.**

GUIDE PRICE £550,000



THE PROPERTY

The property offered for sale is an exceptionally well presented, extended bungalow in a pleasant location in this much sought after village just outside Holt. The generous accommodation extends to around 1700 sq. ft. and accommodation comprises of an entrance porch, entrance hall, a well fitted out kitchen/diner, a sitting room and family room. Four double bedrooms, cloakroom and a shower room. The property also has the benefit of replacement uPVC sealed unit windows and doors throughout and gas fired central heating. Outside the property is approached over a tarmac drive, this in turn leads to a garage. There is also further parking in front of the property together with a small wooded copse. The gardens are well tended and extend to the front, side and rear.

LOCATION

High Kelling is a small, part wooded village, part bordered by Kelling Heath. Amenities include a medical practice, pharmacy and dentist, a village shop and Post Office and the Poppy Line steam railway station. Around 1½ miles away is the Georgian market town of Holt. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about 4 miles distant with Salhouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over 20 miles distant from where there is a fast rail service to London Liverpool Street.

DIRECTIONS

Leave Holt via Station Road. At the bypass turn left towards Sheringham. Proceed over the roundabout. Upon entering the trees continue for around 1/2 a mile and Beech Close will be found on the left hand side. Upon entering Beech Close turn right and Woodcroft will be tucked in the corner on your left hand side.

Accommodation

The accommodation comprises: -

uPVC Front Door

Leading to:

Entrance Porch

Door to garage, door to :-

Entrance Hall

Two radiators, two fitted cupboards.

Family Room (14' x 12')

Two radiators, television point.

Sitting Room (15' 5 x 13')

Two radiators, double doors leading to the front garden. Television point. Ceiling light.

Kitchen/Diner (20'8 x 14'1 maximum)

Range of fitted base units with working surfaces over. Inset double oven, surface hob, extractor fan. Fitted fridge and freezer. Double sink unit with mixer tap. Plumbing for automatic washing machine. Tiled splashbacks. Range of matching wall units, Two radiators. Shelved pantry cupboard.

Rear Porch

Door to rear garden.

Sunroom

Double doors lead to the rear garden.

Bedroom One (12'4 x 10')

Fitted double wardrobe, radiator.

Bedroom Two (9'9 x 9'9)

Two fitted double wardrobes.

Bedroom 3 (12' x 9')

Radiator.

Bedroom 4/Study (12' x 11'5)

Radiator.

Cloakroom

WC, vanity unit with washbasin over.

Shower Room

Fitted shower cubicle, vanity unit with basin over. WC, electric shaver point. Radiator. Tiled wall and floor.

Curtilage

The property is approached through a wooden five bar gate which in turn leads to a tarmac driveway that provides ample off street parking, this in turn leads to a brick garage (20'10 x 9') with electric up and over door, electric power and light and personnel door to the rear garden. Wall mounted gas fired boiler for central heating and domestic hot water. To the front of the property is a further parking area for several vehicles together with a wooded area. The gardens to the property extend on all three sides and are mostly laid to lawn with various inset flower and shrub beds. There is also an enclosed storage area and the gardens are enclosed with a mixture of wooden fencing.

**General Information**

Tenure: Freehold.

Council Tax Band: Band E. (2024/25—£2,744.97)

Energy Performance Certificate: Band C.

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

Services: All mains services are connected.

Viewing: Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH tel: 01263 711880.

Ref: H313302

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

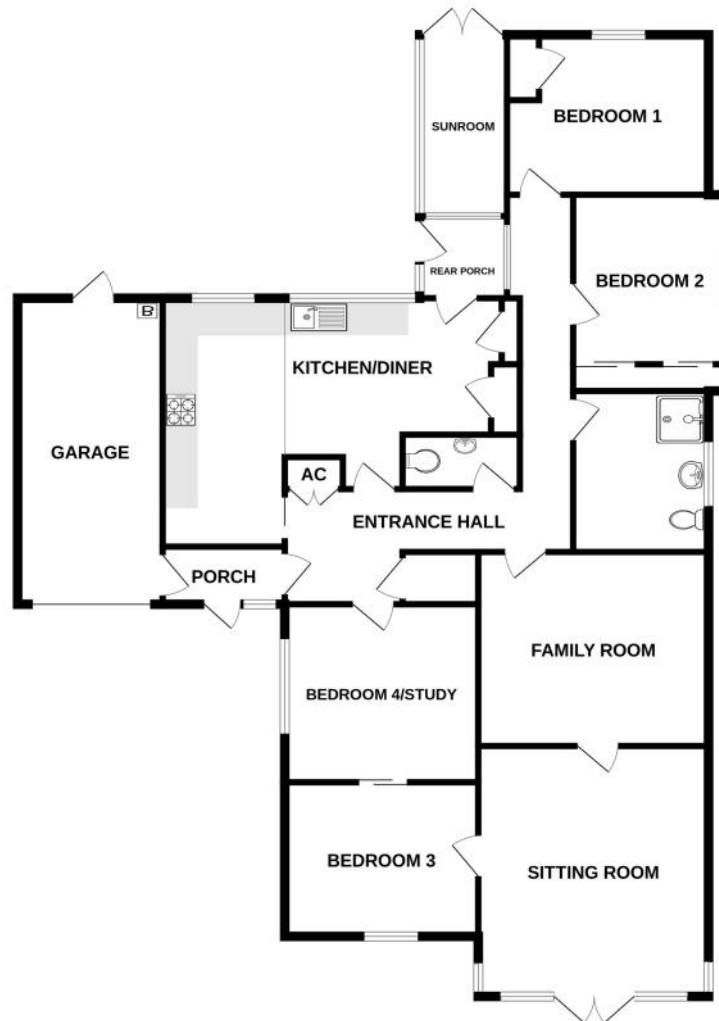
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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 or Lessor.



GROUND FLOOR
1688 sq.ft. (156.8 sq.m.) approx.



WOODCROFT, BEECH CLOSE, HIGH KELLING, NORFOLK NR25 6QP

TOTAL FLOOR AREA: 1688 sq.ft. (156.8 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 Metroplan ©2025

Independent Estate Agents

Pointens

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