



Fullerton, High Kelling

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Independent Estate Agents
Pointens





Fullerton, Warren Road, High Kelling
Norfolk NR25 6QU
 North Norfolk Heritage Coast 2 miles,
 Norwich 20 miles

The property offered for sale is a well presented detached four bedroom bungalow, situated in an enviable location. Outside the property has ample off street parking, double garage and a private sunny south facing rear garden, This property is being sold with no onward chain.

GUIDE PRICE £650,000



PROPERTY

The property offered for sale is a well presented detached four bedroom bungalow. It is quietly situated in an enviable location on the edge of this much sought after North Norfolk village, just one mile from Holt and one mile from the North Norfolk Heritage coast line. The accommodation briefly comprises a spacious entrance hall, sitting room with an open fireplace, garden room, a 19' kitchen/diner, utility room, cloakroom, master bedroom with ensuite, and three further good sized bedrooms, family bathroom. The property also has the benefit of gas fired central heating, replacement UPVC sealed windows and doors. Outside the property has ample off street parking, double garage and private sunny south facing rear garden, This property is being sold with no onward chain.

LOCATION

High Kelling is a small, part wooded village. Amenities within walking distance include a village shop with post office, GP Surgery 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 of 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 to Sheringham. Upon entering the trees continue for around 1/4 mile and turn left into Bridge Road. Take the second turning into Warren Road. Fullerton will then be found on the right hand side after around 100 yards.

ACCOMMODATION

The accommodation comprises:

UPVC Front door leading to:

Entrance Hall

Coat cupboard, airing cupboard with factory lagged tank and shelving, two radiators, shelved cupboard,

Sitting Room (16'3 x 12'9 double aspect)

Open fireplace housing a gas fire, television point, two radiators, sliding doors to:

UPVC Garden Room (11'6 x 10'9)

Radiator, tiled floor, double doors lead to the rear garden

Kitchen/Breakfast Room (19'3 into bay x 13' double aspect)

Range of fitted base units, working surfaces over, inset one and a half bowl sink unit with mixer tap, gas surface hob, fitted electric double oven, extractor hood, tiled splashback, range of matching wall units with under lighting,

Utility Room (10'9 x 7'1)

Range of fitted base units with working surface over, matching wall units inset sink with mixer tap, plumbing for automatic washing machine, radiator, half tiled walls, tiled floor, door to side garden

Cloakroom

Vanity unit with basin over, WC, radiator, fully tiled floor and walls.

Bedroom One (12' x 11'8)

Fitted bedroom furniture, radiator,

En suite

Shower cubicle, WC, vanity unit with basin over, radiator, electric shaving point, electric wall mounted fan heater, fully tiled walls,

Bedroom Two (11'7 x 8'2)

Fitted double wardrobe, radiator,

Bedroom Three (11'9 x 11'3)

Radiator,

Study/ Bedroom Four (11' x 8'6)

Radiator, fitted double wardrobe, door to rear garden

Family Bathroom

Bath with shower screen and shower over, vanity unit with wash basin over, WC, heated towel rail, radiator

Curtilage

The property is approached through a wooden five bar gate, this in turn leads to a brick weave driveway for ample off road parking. A brick built garage (20' x 16'7) with an up and over door, personnel door, work bench wall mounted cabinets, gas fired boiler for central heating and domestic hot water. To the front of the property is a garden area with inset flower and shrub beds, pedestrian access to both sides of the property which leads to the private south facing rear garden. There is a patio area directly behind the bungalow, a wooden garden shed (11'6 x 7'2) with electric power, light, outside tap and a greenhouse. The rear garden is mainly laid to lawn with many inset flower and shrub beds, mature trees, all fully enclosed with a mixture of wooden panel fencing and mature hedging..

**General Information**

Tenure: Freehold.

Council Tax Band: E (2025/26—£2808.55)

Services: All mains services are connected.

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

Viewing: Strictly via the sole agent, Pointens Estate Agents, Tel: 01263 711880.

Energy Performance Certificate: Band D.

Ref No: H313340

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.

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GROUND FLOOR
1977 sq.ft. (183.6 sq.m.) approx.



FULLERTON, WARREN ROAD, HIGH KELLING NR25 6QU

TOTAL FLOOR AREA : 1977 sq.ft. (183.6 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.
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