



Nidlings, Aldborough

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Pointens





**Nidlings, Matlaske Road, Aldborough
Norfolk NR11 7NT**
Holt 9 miles, Norwich 19 miles
North Norfolk Heritage Coast 8 miles,

Nidlings is a highly individual three bedroom detached property that nestles next to the Village Church. It offers superbly presented, spacious accommodation within this sought after village that has its own shop and public house. The highlight of this property are the spectacular gardens that extend to around one acre, which will be a haven to any keen gardener and the wildlife enthusiast.

GUIDE PRICE £765,000



THE PROPERTY

'Nidlings' is an exceptionally well presented detached property, situated towards the outskirts of this popular North Norfolk village. The property is in excellent condition throughout and is situated on beautifully maintained gardens of around one acre. The accommodation presently comprises of an entrance hall, a well fitted out kitchen with an AGA, dining room, sitting room with a wood burner, storage room, cloakroom, inner hall, light and airy garden room with floor to ceiling picture window, three bedrooms, and a bathroom. The property also benefits from UPVC sealed windows and doors throughout and oil fired central heating. Nidlings is approached through wooden double gates which in turn lead to a gravel parking area, and this in turn leads to a two bay cart shed/garage. To the rear of the property is a wonderful courtyard, two storage sheds and a workshop. The extensive grounds to the property are a mixture of woodland, mixed herbaceous and shrub borders, lawns and an orchard, this all extends to around one acre and is truly a wildlife haven.

LOCATION

The village of Aldborough is famous for it's vast village green, which still hosts cricket matches in the summer. Voted in the top 50 most desirable villages in the Country, the village includes a popular village pub 'The Cricketers', village shop, doctor's surgery, primary school and community centre. Aldborough enjoys a wonderful rural location, ideal for those seeking a life in the countryside with all the benefits of local village amenities. The village is 9 miles from the Georgian town of Holt, 7 miles from the market town of Aylsham and 8 miles from North Norfolk's heritage coast with its extensive sandy beaches and leisure facilities.

DIRECTION

Leave the centre of Holt via Station Road and at the junction with the bypass turn left and then take an immediate right into Hempstead Road. Follow this road for two miles and you will enter the village of Baconsthorpe, proceed through the village and follow the signs to Plumstead. Stay on this road and follow signs to Matlaske, proceed through the village and follow signs to Aldborough, the property can be found on the right hand side upon entering the village.

Accommodation

The accommodation comprises of:

Entrance Hall:

Tiled floor, base unit with inset single drainer sink with mixer tap, plumbing for automatic washing machine, wall unit, radiator, cupboard housing the oil fired boiler for central heating and domestic hot water, fitted shelving

Kitchen (15'2 x 11')

Good range of fitted base units with working surfaces over, AGA cooker, range of matching wall units, single drainer sink unit with mixer tap, fitted dishwasher, and fridge, walk in shelved pantry, wooden-type floor, wide archway leading to:

Dining Room (12' x 10'4)

Radiator, wooden-type flooring

Sitting Room (18' x 17' 3)(double aspect)

Open fireplace housing a wood burner, two radiators,

Cloakroom

Vanity unit with basin over, WC, Velux window,

Storage Room (9' x 6'2)

Bifold wooden doors and fitted shelving

Inner Hallway

Tiled floor, two radiators, coat cupboard, airing cupboard with fitted shelving, staircase to first floor

Garden room (15' x 10'3)(treble aspect)

Floor to ceiling picture window, fitted wood burner, tiled floor, double doors leading to the rear garden

Bedroom One (15'2 x 13'2)(double aspect)

Good range of fitted bedroom furniture including double wardrobe, vanity unit with basin over, shower cubicle, radiator

Bedroom Two (16'2 x 9'6)

Radiator, vanity unit with basin over, fitted cupboard.

Bathroom

Panelled bath with mixer tap and shower attachment, WC, pedestal wash basin, radiator, tiled floor

First floor

Bedroom Three (10'7 x 10'3)

Velux window, radiator, exposed ceiling beams, balcony overlooking the garden room, picture window overlooking the rear garden

Curtilage

The property is approached through a double wooden gate which in turn leads to a shingle parking area to the front of the property. This in turn leads to a two bay cart shed (14' x 12'9) and (14' x 8'1) with electric car charging point, workbench, electric power and light and a garden store (14' x 5'10) with fitted shelving, electric power and light and double wooden doors. Directly behind the property is a paved courtyard with a central water feature, providing a wonderful area for alfresco dining, three wooden buildings comprising of a garden store (16'3 x 10'1) with fitted work bench, electric power and light a further garden store (16'3 x 9'7) double wooden doors, electric power and light and a work shop (16'2 x 10') with a fitted workbench and electric power and light. The gardens extend to all four sides of the property comprising of a wood that is extensively planted with camellias and holly, a variety of beds with a mixture of herbaceous and perennial shrubs and a wildflower and herb garden. You will also find a mature orchard, with cherry, apple, plum, pear and quince trees. A Hartley Botanic greenhouse (18'9 x 10'7) with a mature grapevine and water sprinkler system. The grounds to the property extend to around one acre.

General Information

Tenure: Freehold.

Council Tax Band: . E

Local Authority: North Norfolk District Council Tel: 01263 513811

Services: All mains services are connected.

Drainage: Via septic tank

EPC: Band D

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

Ref: H313405

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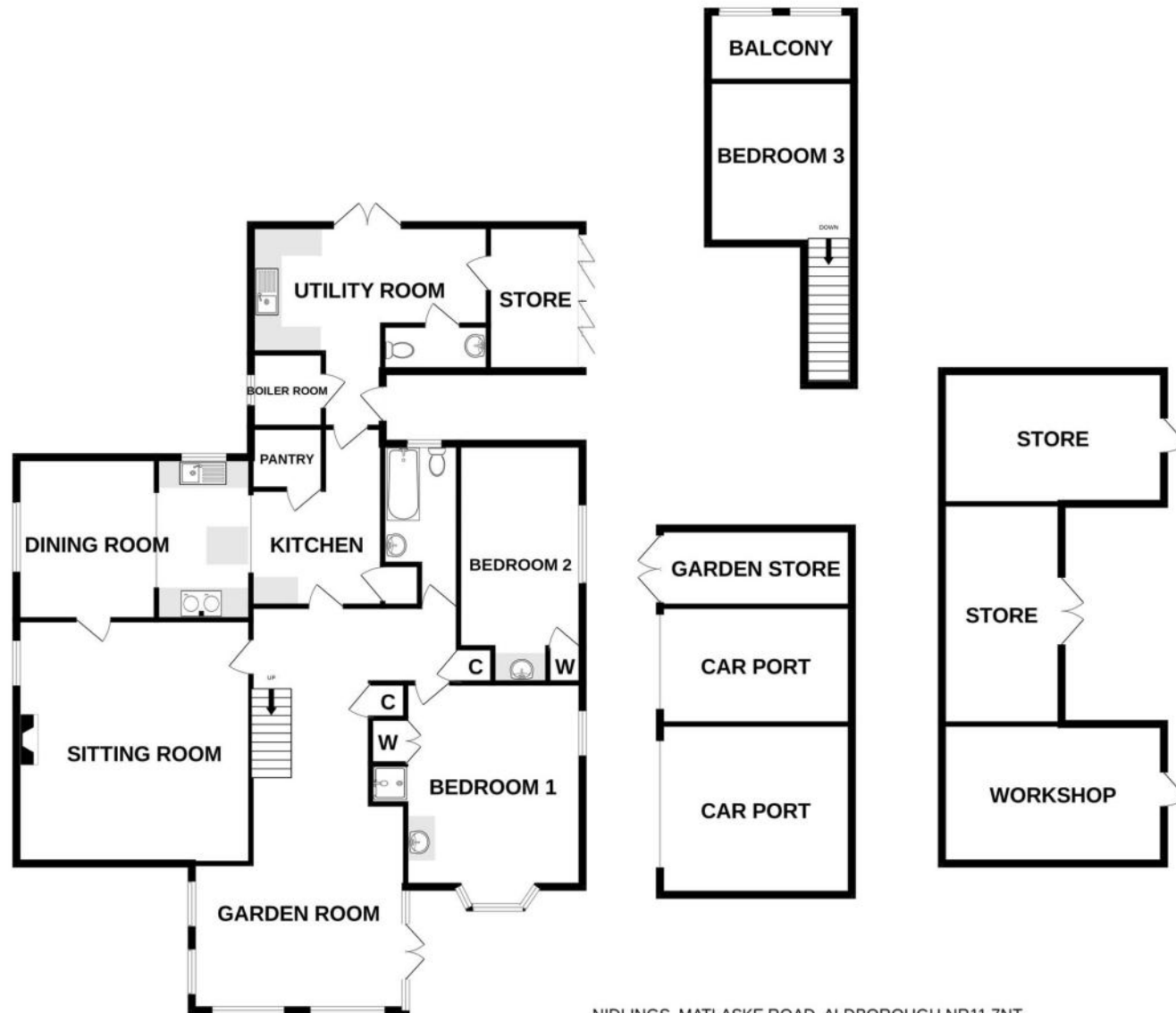
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