



The Rowans, High Kelling

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Independent Estate Agents

Pointens





**The Rowans, 2 Avenue Road, High Kelling
Norfolk NR25 6RD**
Holt 1 miles, North Norfolk Heritage Coast 2
miles, Norwich 20 miles

The property offered for sale is a spacious detached 3 bedroom bungalow pleasantly situated in this popular North Norfolk wooded village just one mile from Holt. The property is now in need of modernisation and is being sold with no onward chain.

GUIDE PRICE £300,000



PROPERTY

The property offered for sale is a spacious detached bungalow originally constructed in 1966, Now in need of modernising the accommodation currently comprises of an entrance porch, entrance hall, a twenty foot double aspect sitting room with an open fireplace housing a gas fire and a dining room, kitchen, rear hall, inner hall, three bedrooms, family bathroom and a separate cloakroom. The property also has the benefit of gas fired central heating. Outside there is a gravel driveway which leads down to the side of the property to a garage. There are enclosed gardens to the front and rear of the property. There is 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 Avenue Road. No 2 The Rowans will then be found on your left hand side identified by a Pointens for sale board.

ACCOMMODATION

The accommodation comprises:

Covered entrance porch

With a store cupboard, front door to:

Entrance hall

Deep coat cupboard, telephone point

Sitting Room (20' x 12'7)(double aspect)

Open fireplace housing a gas fire, television point, two radiators,

Dining Room (15'6 x 7'6)(double aspect)

Radiator, sliding glass hatch to kitchen, double doors leading to the rear garden

Kitchen (11'8 x 8'7)

Range of fitted base units with working surfaces over, inset double sink unit with mixer tap, electric cooker point, radiator, shelved cupboard, tiled splashbacks, wall unit,

Rear Hall

Plumbing for automatic washing machine, fitted cupboard, door to rear garden

Inner Hall

Airing cupboard with factory lagged tank and fitted shelving, cupboard housing gas fired boiler for central heating and domestic hot water, two radiators, door to rear garden

Bedroom One (12'9 x 11'10)

Range of fitted cupboards, radiator,

Bedroom Two (12'8 x 9'10)

Two fitted cupboards, dressing table, radiator,

Bedroom Three (10' x 9'2)

Range of fitted cupboards, radiator,

Bathroom

Panelled bath, shower tray with shower over, pedestal wash basin, heated towel rail, half tiled walls,

Cloakroom

Wash basin, WC, radiator, half tiled walls

Curtilage

The property is approached through double wrought iron gates, which lead to a gravel driveway and runs down the side of the property. At the end of the driveway you will find a brick built garage (17'4 x 13'8)(maximum) with an up and over door and electric power and light. There is a garden store and lawned gardens to the front and rear of the property, The gardens are mostly enclosed with wooden panelled fencing and various inset mature shrubs and trees.



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 E.

Ref No: H313442.

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

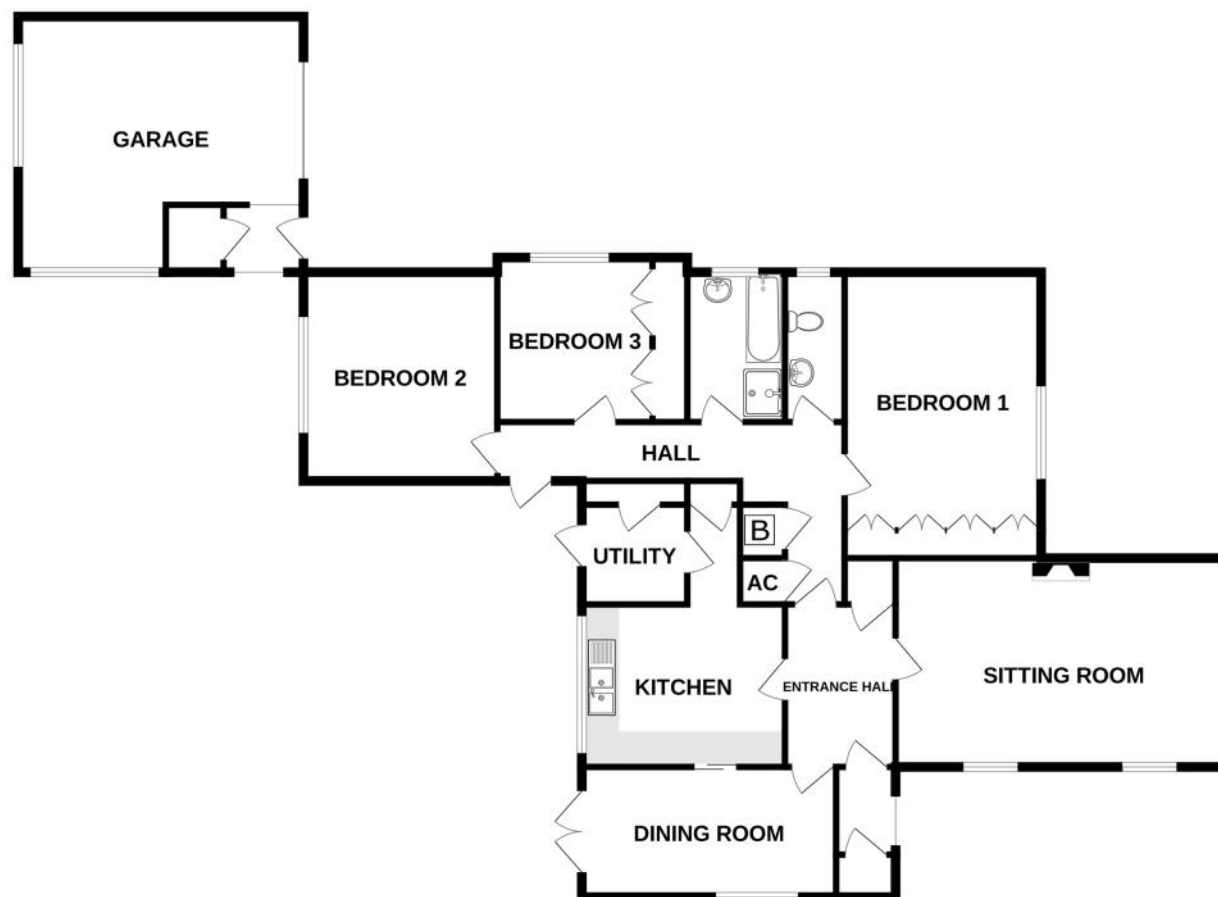
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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
1625 sq.ft. (150.9 sq.m.) approx.



THE ROWANS, 2 AVENUE ROAD, HIGH KELLING NR25 6RD

TOTAL FLOOR AREA: 1625 sq.ft. (150.9 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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