

Arnolds | Keys



14 The Turn, Hevingham, NR10 5QP

Guide Price £650,000

- Detached Family Home
- Three Bathrooms
- Substantial Plot Measuring Over 2 Acres
- Six Bedrooms
- Bright and Spacious Accommodation
- Popular Village Location
- Five Reception Rooms
- Ample Off Road Parking and Garage

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14 The Turn, Hevingham NR10 5QP

A substantial detached family home in the popular village of Hevingham enjoying a generous sized plot extending to just over 2 acres. Offering six bedrooms, ample off road parking and spacious living accommodation, this is the perfect family home.



Council Tax Band:



DESCRIPTION

Positioned on a quiet road within the popular village of Hevingham, this substantial six bedroom home offers versatile and generous accommodation measuring over 2,500 sq. ft, with ample opportunity to adapt the current living accommodation if desired to suit any need and really make this home your own. The property comprises of five reception rooms including a dining room, conservatory and study, six bedrooms, three bathrooms, a ground floor W/C, utility room and a kitchen/breakfast room.

The property sits on a generous sized plot measuring approximately 2.3 acres, a fantastic space currently featuring an allotment area, wild flower beds a greenhouse, summerhouse/workshop and a large manicured lawn area. There is also a double garage and driveway to the front with ample off road parking.

LOCATION

Hevingham is a popular village that is ideally positioned just over 4 miles South of the market town of Aylsham, with a host of amenities including doctors and dental surgeries, opticians, independent shops, A choice of three supermarkets, pubs and cafes and highly rated schools. Hevingham itself also features a primary school, two pubs and lies 10 miles North of the City of Norwich and is easily accessed via the A140. The North Norfolk coast and the Broads are also close by.

INTERNAL ACCOMMODATION

ENTRANCE HALL

UPVC double glazed door to front entrance, tiled flooring and radiator.

CONSERVATORY

UPVC double glazed windows and patio door to rear, double glazed window to the dining room, door to workshop, tiled flooring, electric wall mounted heater.

STORAGE ROOM

Timber framed door to rear garden and currently housing the boiler, this room provides potential for workshop space.

UTILITY ROOM

Fitted with a range of wall and base units with worktop over housing double stainless steel sink with drainer, space and plumbing for a dishwasher and washing machine, UPVC door to front. Tiled flooring.

DINING ROOM

Double glazed window to conservatory, storage cupboard, radiator, porcelain tiled wood effect flooring.

RECEPTION ROOM

Double glazed bay window to rear, hard wood flooring, radiator. Glass panelled sliding doors to the lounge diner.

LOUNGE DINER

A multi aspect room with three double glazed windows to the side, brick fire place currently housing electric wood burner. Hard wood flooring continued.

CLOAKROOM

Fitted with a WC, wash hand basin and heated towel rail. Double glazed window to front aspect, tiled flooring.

STUDY

Double glazed window to front. Feature fireplace with timber mantel over, carpet flooring, radiator.

KITCHEN

Fitted with a range of wall and base units with worktop over housing electric induction hob with extractor fan over, one and a half sink with drainer and a breakfast bar. Integrated appliances include electric double oven, dishwasher, fridge/freezer. A multi aspect room with double glazed bay window to front and two windows to the side.

FIRST FLOOR

LANDING

Carpet flooring, radiator, doors to;

BEDROOM ONE

A bright multi aspect room with double glazed window to front and rear, carpet flooring, door to;

ENSUITE

Fitted with a three piece suite comprising of WC, wash hand basin and single shower cubicle with mains connected shower, heated towel rail and tiled flooring.

BEDROOM FOUR

Double glazed window to front aspect with radiator and laminate flooring. The bedroom is open to the dressing area, which also has a double glazed window to front and is fitted with a sink, laminate flooring continued.

BATHROOM

Double glazed window to side aspect and fitted with a three piece suite comprising of a corner bath, WC and vanity unit with wash hand basin over.

SHOWER ROOM

Double glazed window to side aspect, fitted with a single shower cubicle, tiled flooring and walls.

BEDROOM SIX

Double glazed window to rear, built in storage cupboard, carpet flooring, radiator,

BEDROOM FIVE

Double glazed window to rear, radiator, carpet.

STAIRS TO SECOND FLOOR

BEDROOM TWO

A dual aspect room with two double glazed windows to rear aspect, built in eaves storage, fitted wardrobes and drawers, wash hand basin, radiator and carpet flooring.

BEDROOM THREE

A further dual aspect room with double glazed window to side and velux window. Built in eaves storage, radiator and carpet.

EXTERNAL

The hidden gem with this property truly is the outside space. To the front there is a small lawned area

and a large driveway providing plenty of off road parking. The rear garden is of a good size and is mainly laid to lawn with a patio seating area accessed from the conservatory and a range of mature shrubs, flowers and hedging. At the rear of the garden there is a double garage with power and lighting supplied and an electric door.

A track to the side of the property leads you to a further 2.2 acres of land, with a vegetable patch, large lawned area, summer house and flower borders.

AGENTS NOTES

Oil fired central heating.

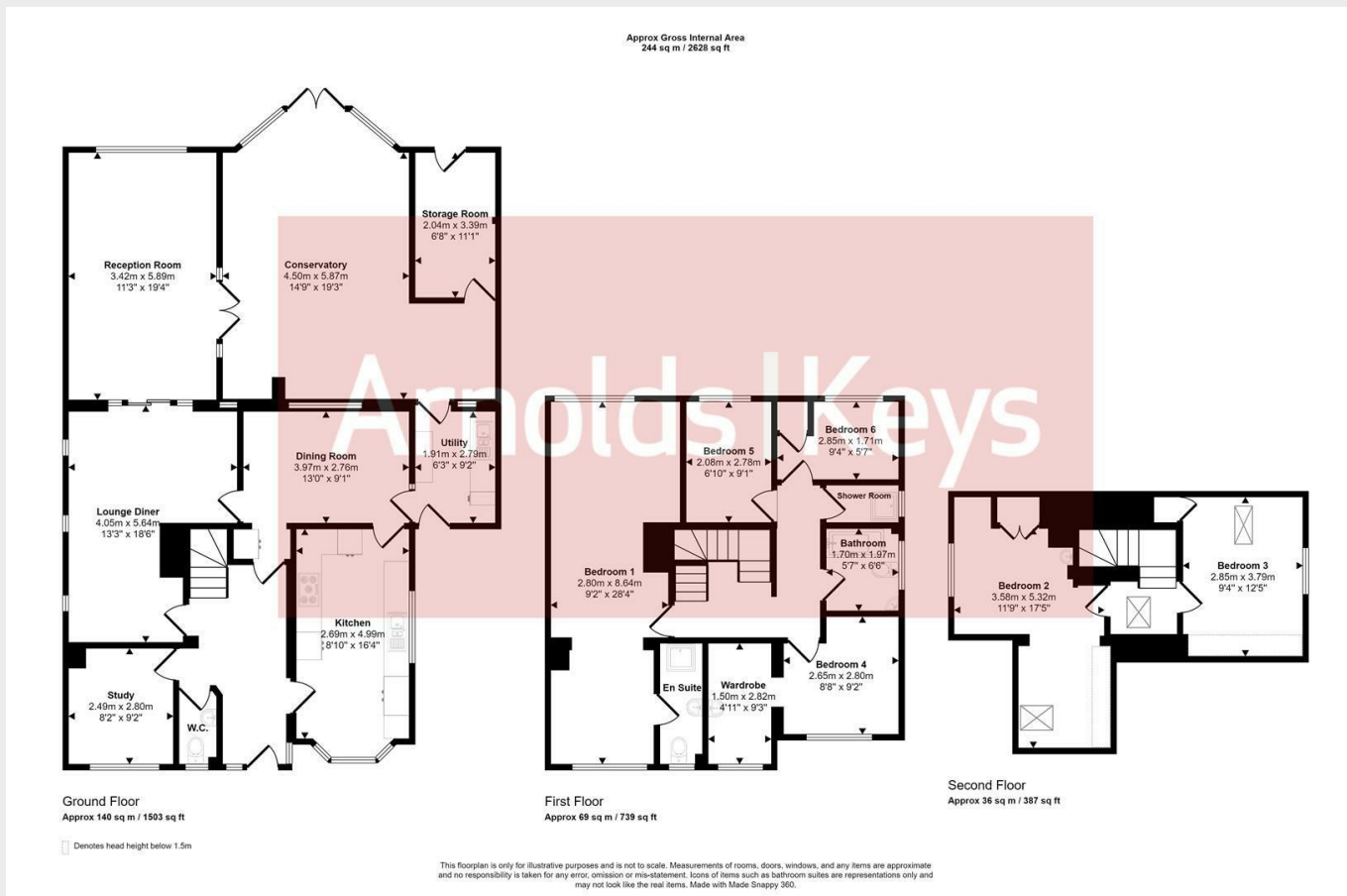
Mains drainage and electricity.

Please be aware the property is situated within an area zoned for agricultural use by Broadland District Council.

Council tax band: E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	77
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.