

# Arnolds | Keys



**Oakwoods Holt Road, Gresham, NR11 8RG**

**Price Guide £470,000**

- Stunning interior
- Open plan living, kitchen dining area
- Dressing room
- Utility room
- Village location
- Immaculately presented
- Three bedrooms
- Two shower rooms
- Oil fired central heating
- Garage

# Oakwoods Holt Road, Gresham NR11 8RG

An absolutely stunning, detached bungalow located in the village of Gresham offering field views to the rear. The property has been completely refurbished and modernised throughout to a very high specification, with a new boiler and column radiators, new bathrooms, all flooring, insulation, wood burner, and new kitchen appliances.

This is a super spacious bungalow offering oil fired central heating, situated on a large plot with plenty of room for parking 3-4 cars plus a caravan or motorhome. There is a lovely garden to the rear overlooking the countryside.

This is definitely one to be viewed to appreciate the accommodation.



Council Tax Band: E



## **ENTRANCE HALLWAY**

L-shaped hallway with doors to all rooms. Door to large storage cupboard, two wall light points and one ceiling light, vinyl flooring. column grey radiator.

## **OPEN PLAN KITCHEN/DINER**

A stunning light room with UPVC double glazed window to the front and french doors leading out with two steps down onto the garden. All kitchen doors and work tops have been replaced, there is a built in double oven and induction hob with extractor hood above. Inset one and half bowl sink unit with mixer tap over. Provision for dishwasher and fridge/freezer. A breakfast bar with seating, luxury vinyl tile flooring. Matching range of wall mounted cupboards and display shelving. Ceiling light, good space for a dining room table and chairs, column grey radiator, one step up opening into the

## **LOUNGE**

Lovely light room with dual aspect UPVC windows to the front and side, TV point, three wall light points, two column grey radiators, free standing multi fuel burner and luxury vinyl tile flooring.

## **UTILITY ROOM**

UPVC double glazed door to the side and window to the front. Double kitchen unit with work tops over and enamel one and half bowl sink unit with mixer tap over, provision and plumbing for washing machine and tumble dryer. Floor standing oil fired combi central heating boiler with shelving above. Space for tall freezer and further storage cupboard above. Luxury vinyl tile flooring and ceiling light.

## **BEDROOM ONE**

A bright room with views over the garden. TV point, grey modern radiator, ceiling light, triple doors to built in wardrobes, two wall light points, luxury vinyl tiled flooring, opening to

## **DRESSING ROOM/BEDROOM THREE**

Two large double fitted wardrobes, UPVC double glazed window to the rear, grey modern radiator, luxury vinyl tile flooring, ceiling light, access to roof space which is fully insulated. Door to Jack & Jill bathroom which is also accessed by the hallway. This room could easily make a bedroom by just reinstating the wall.

## **JACK & JILL SHOWER ROOM**

A stunning shower room with large walk in shower and waterfall shower head over. Luxurious sink unit with central mixer tap and two drawer storage beneath. WC, wall mounted vanity cupboard. Inset

spot lighting, grey column radiator. UPVC double glazed window to the side. Luxury vinyl tile flooring. Extensively tiled walls.

## **BEDROOM TWO**

UPVC double glazed window to the rear, grey modern radiator, two wall lights, ceiling light, small alcove and further door to built in wardrobe. Luxury vinyl tile flooring.

## **BEDROOM FOUR**

UPVC double glazed window to the rear, built in wardrobe and overhead storage, grey modern radiator, ceiling light, luxury vinyl tile flooring.

## **SHOWER ROOM**

High level UPVC double glazed window to the side. Walls and ceiling are of low maintenance mermaid boarding. Walk in shower cubicle with waterfall shower head over. Vanity wash hand basin with two storage drawers beneath. WC, wall mounted heated towel rail, extractor fan and ceiling light.

## **OUTSIDE**

The bungalow has a small low level wall to the front and large lawn garden with mature flowerbed borders, there is a wooden gate to the righthand side to access the rear garden. Driveway with parking for four car and a large gravel area with power point close by for a caravan or motorhome. Two gates lead to the attached single garage with power and light and personal door leading out into the rear garden. The rear garden gives views over the countryside behind, mainly laid to lawn, shingled and slate seating patio areas, summer house and garden shed.

## **AGENTS NOTE**

This property is freehold, has mains electric, water and drainage connected and oil fired central heating. Has a council tax band E.



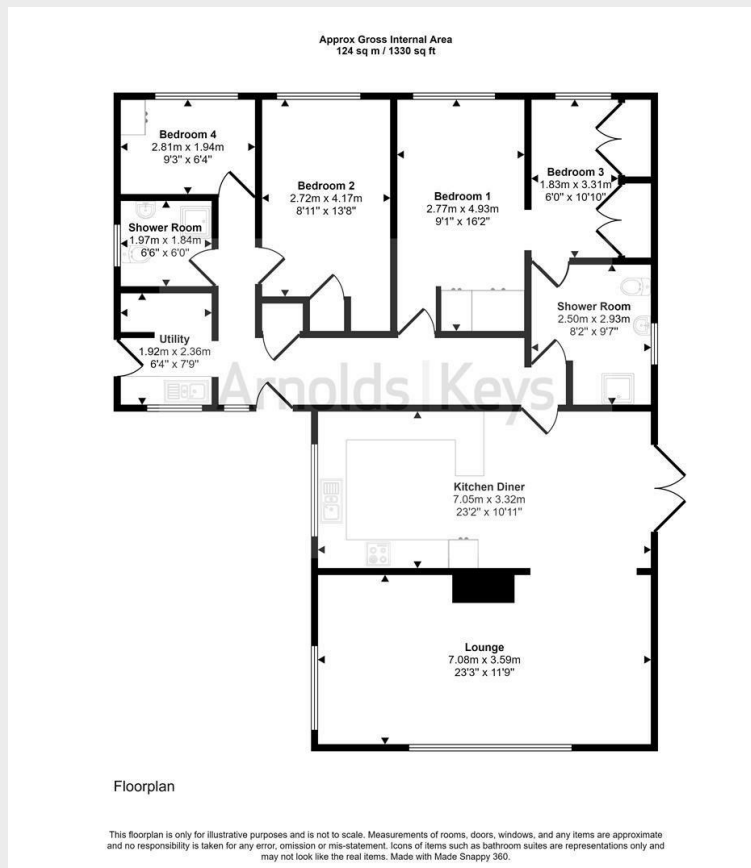


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>77</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 and 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.

