

Arnolds | Keys



14 The Knoll, Hempstead, Holt, NR25 6TJ

Price Guide £340,000

- Countryside living
- Oil-fired central heating
- Insulated log cabin/studio
- Photovoltaic panels and EV charging point
- Adaptable accommodation with up to four bedrooms
- Large oak conservatory
- Enclosed gardens
- Section 157 applies (see Agents Note)

14 The Knoll, Hempstead, Holt. NR25 6TJ

This is a charming property that offers a delightful countryside living experience. This semi-detached chalet boasts a spacious layout with two reception rooms, four bedrooms, and two bathrooms, providing ample space for comfortable living.

Sit back and enjoy the picturesque countryside views from the comfort of your home. The property is equipped with photovoltaic panels, ensuring energy efficiency and cost savings. Additionally, the timber studio adds a touch of character to the property, offering a versatile space that can be used as a workshop, art studio, or simply a peaceful retreat.



Council Tax Band: B



KITCHEN

A beautifully light room with a part glazed entrance door, window to rear and roof light also. A comprehensive range of shaker style base and wall storage cupboards with solid wood worksurfaces, tiled and panelled splashbacks, inset Belfast sink with granite drainer either side, inset electric hob with oven beneath, provision for washing machine and dishwasher. Door to:

DINING ROOM

With central wood burning stove on pamment hearth, shelved alcoves and fitted storage cupboards, turning staircase to first floor. Door to hallway, glazed door and windows opening to:

CONSERVATORY

Of oak construction, with extensive glazing and double doors opening to the rear garden, vertical radiator. Glazed door to:

HALLWAY

Radiator, built in cupboards.

BEDROOM /OFFICE

Window overlooking rear garden, radiator, shelved alcove.

BATHROOM

Panelled bath with mixer shower above, pedestal wash basin, close coupled w.c., fully tiled walls, heated towel rail.

BEDROOM

Radiator, window to front aspect.

PRINCIPAL BEDROOM

Radiator, window to rear aspect. Door to:

ENSUITE

Level entry shower tray with curved screen and mixer shower, pedestal wash basin, close coupled w.c., heated towel rail, fully tiled walls, window to front aspect.

FIRST FLOOR

LOUNGE

A beautiful room with panelled ceiling and open views over the surrounding area. Radiator, two Velux roof lights. Door to loft space. Further door leading to:

BEDROOM

Currently used as a craft room/studio with far reaching views from the window and additional Velux roof light. Fitted work surface with inset sink unit, radiator.

OUTSIDE

The property is approached over a shingled driveway with off-road parking for two cars. There is a workshop, wood store and oil storage tank just off the driveway. A picket fence then leads to a small lawned area where there is the timber STUDIO and a small decked area. A side garden has been arranged as a vegetable/fruit garden and this leads to the enclosed rear garden which is mostly lawned with established planting to the borders and interspersed with mature trees, including apple and pear trees. There is a further patio area at the rear too.

AGENTS NOTE

The property is freehold, has main electricity and water connected. Drainage is to a septic tank. The property has a Council Tax rating of Band B. The property also has a section 157 condition which means purchasers must have lived or worked in Norfolk for the past three years.



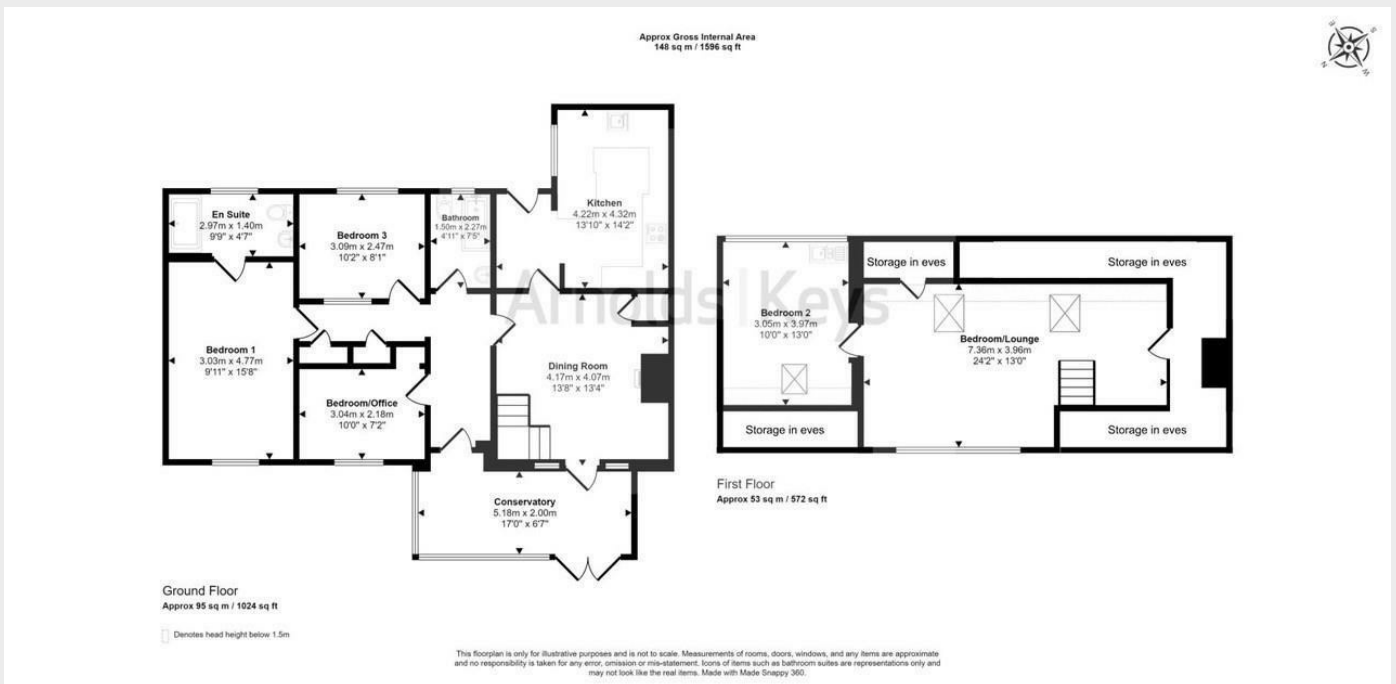


Viewings

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) A			78
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 and 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.

