

# Arnolds | Keys



4 Heathfield Road, High Kelling, Holt, NR25 6RG

Price Guide £550,000

- No onward chain
- Attractive sylvan setting
- New gas boiler
- Re-roofed
- Highly favoured location
- Three bedrooms
- New kitchen and bathroom
- Generous plot

# 4 Heathfield Road, Holt NR25 6RG

Set in an attractive sylvan setting is this beautifully presented detached bungalow having recently been re-furbished to include a new kitchen, bathroom, roof and boiler. High Kelling is a highly favoured location just a short drive from the historic market town of Holt; there is a popular Village store close by.

The accommodation is well-proportioned and has the benefit of gas fired central heating system and sealed unit glazing throughout. The property stands in a generous plot and proceedable applicants are invited to book a private viewing to appreciate all this property has to offer.



Council Tax Band: E



## ENTRANCE CONSERVATORY

Of UPVC construction on a brick base with sliding glazed entrance door, further part glazed door and side panels leading to:

## ENTRANCE HALL

Two radiators, wood laminate flooring, arched alcove with telephone point, built in cupboard.

## LOUNGE

A light room with three aspects including large picture window to the front aspect, further windows to the side and rear. Two radiators, recess housing wood burning stove on tiled hearth with rustic timber mantel above, provision for TV.

## KITCHEN/DINING ROOM

A well-proportioned room recently refitted with a quality range of shaker-style base and wall cupboards with laminated work surfaces and metro tiled splashbacks, inset sink unit, inset electric hob unit with built in oven beneath, provision for washing machine, space for refrigerator and freezer, concealed gas fired boiler providing central heating and domestic hot water. Engineered wood flooring, radiator. Door to:

## CONSERVATORY

Of UPVC construction on a brick base with doors to the rear garden and driveway, radiator, wood laminate flooring.

## BATHROOM

Recently re-fitted with a contemporary styled suite of panelled bath with mixer shower and screen, vanity wash basin with drawers beneath, close coupled w.c., heated towel rail, fully tiled walls, fitted cupboard, window to rear aspect.

## BEDROOM 1

Window to front aspect, radiator, built in double wardrobe cupboard.

## BEDROOM 2

Two aspects to side and rear, radiator, wood laminate flooring.

## BEDROOM 3

Built in double wardrobe, radiator, window to front aspect.

## OUTSIDE

Outbuildings include Timber SUMMER HOUSE, timber GARDEN STORE, brick built GARAGE and CAR PORT.

## GARDENS

The property stands in a generous plot with a lawn and established planting at the front. A long driveway leads to the garage and car port and provides additional off-road parking too. A gated access then leads to the fully enclosed rear garden which is also laid to lawn with further established planting and a paved patio area at the rear.

## AGENTS NOTE

The property is freehold, has all main services connected and has a Council Tax Rating of Band E.



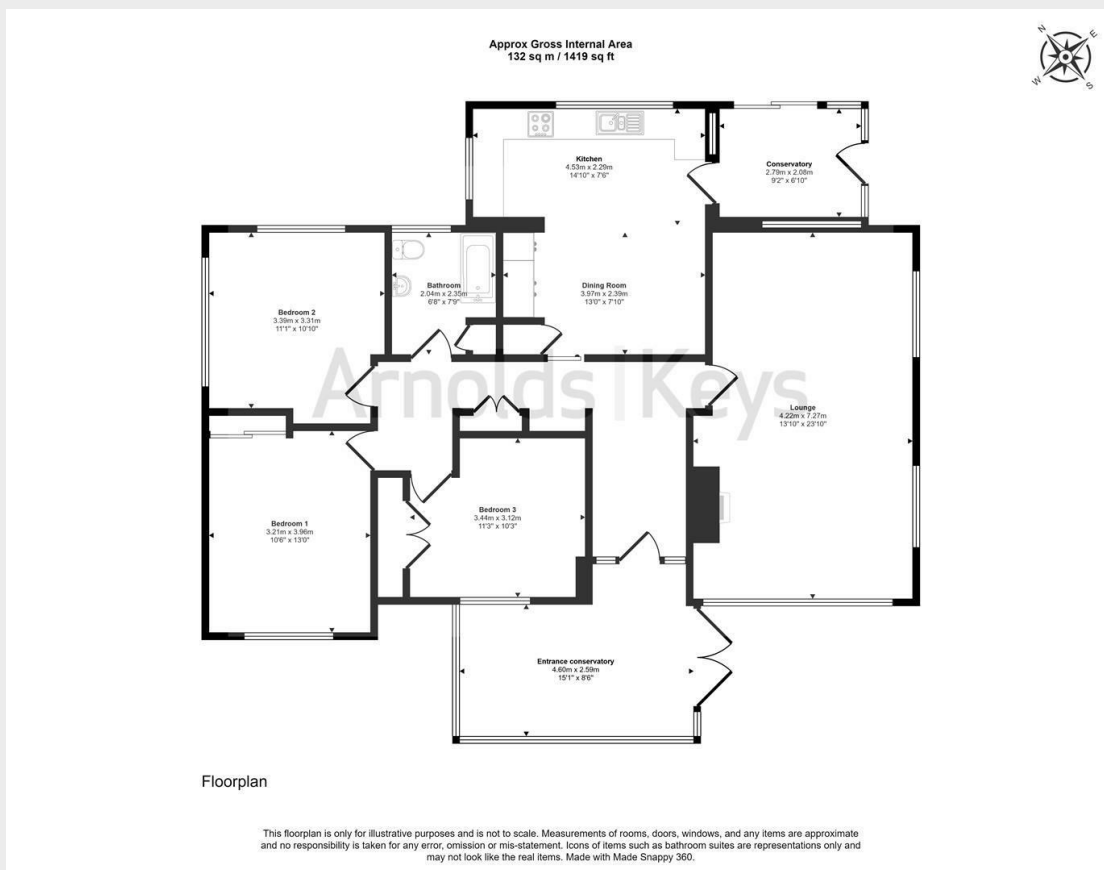


## Viewings

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>			
(39-54) <b>E</b>		<b>43</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 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.

