

# Arnolds | Keys



**11A Pineheath Road, High Kelling, Holt, NR25 6QF**

**Price Guide £625,000**

- Beautiful, part wooded setting
- Two bathrooms
- Superbly presented throughout
- Garage and ample off-road parking
- Three Bedrooms
- Large landscaped gardens
- Gas central heating
- Just two miles from Holt



# 11A, Pineheath Road, High Kelling, Holt NR25 6QF

This is a charming detached bungalow located in a desirable residential area and offering a generous 1,303 sq ft of living space. The property is excellently proportioned and is set in a beautiful, part wooded setting, creating a picturesque backdrop. The accommodation is superbly presented and has sealed unit glazing and gas central heating throughout.

The property provides easy access to the local village store, although the principal Town of Holt with its wonderful range of shops, boutiques and restaurants is just a few minutes drive.



Council Tax Band: D





## ENTRANCE PORCH

Part glazed composite door opening to:

## ENTRANCE HALL

Radiator, two built in store cupboards, access to roof space.

## GUEST BEDROOM/STUDY

Two aspects to front and side, radiator, door to:

## ENSUITE

Close coupled w.c., vanity wash basin with cupboards beneath, tiled splashback.

## BEDROOM 1

Window to front aspect, radiator, range of fitted wardrobe cupboards, some with mirrored doors, door to:

## ENSUITE

Corner shower enclosure with tiled splashbacks and mixer shower, wall hung wash basin with drawers beneath, close coupled w.c., heated towel rail.

## BEDROOM 2

With window to side aspect, radiator, twin glazed doors opening to:

## LOUNGE

With window to side aspect, radiator, provision for TV, sliding patio doors to:

## GARDEN ROOM

With tiled floor, vaulted ceiling, door to garden, large full length picture window with views across the garden.

## BATHROOM

Beautifully appointed with a panelled bath with mixer shower and screen, window to rear aspect, vanity wash basin with cupboards beneath, close coupled w.c., heated towel rail, part tiled walls.

## KITCHEN/DINER

Beautifully re-fitted with a range of high gloss units with solid work surfaces and matching upstands, breakfast bar, inset stainless steel sink unit, provision for gas cooker with filter hood above, wall mounted gas boiler providing central heating and domestic hot water, radiator, window to side aspect, further window and door leading to:

## UTILITY ROOM

Further range of storage units and matching work surfaces, inset stainless steel sink unit, further fitted storage units and shelving, window to rear aspect and glazed door opening to the garden.

## OUTSIDE

Outbuildings include a large sectional timber GARAGE. Timber GARDEN SHED, aluminium and glass GREENHOUSE.

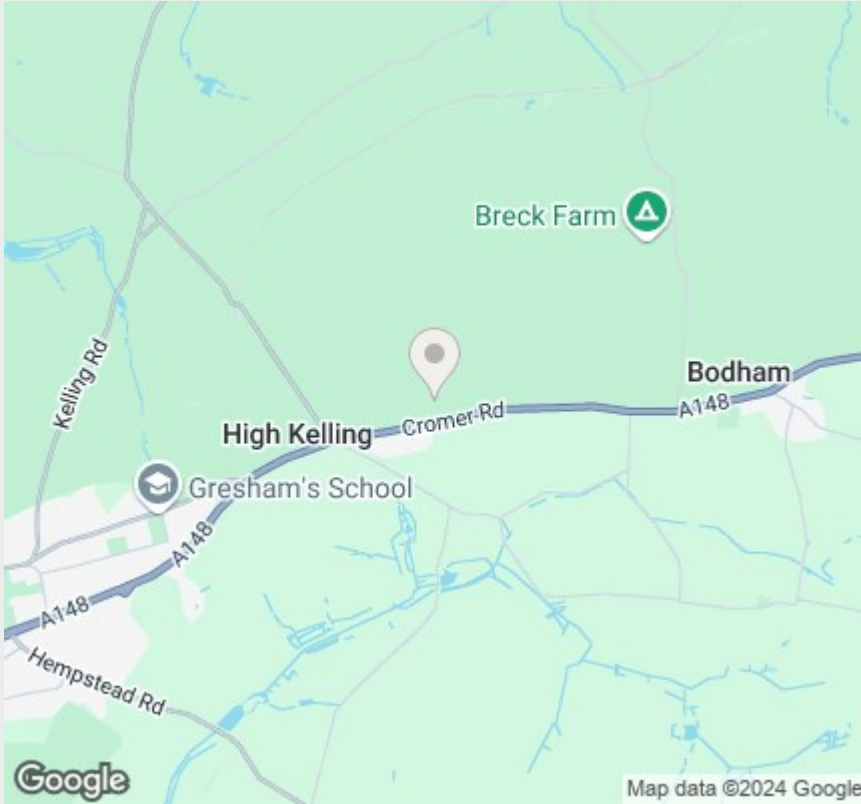
## GARDENS

The superbly presented gardens are a real feature of this property and are beautifully stocked throughout. The property is approached through double gates leading to a long gravel driveway providing ample off-road parking for a number of vehicles. There are well stocked flower beds at the front too. At the rear of the property is paved patio area, an extensive lawn, with further, beautifully stocked borders and shrub beds. There is a vegetable garden at the rear and the entire gardens are fully enclosed.

## AGENTS NOTE

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



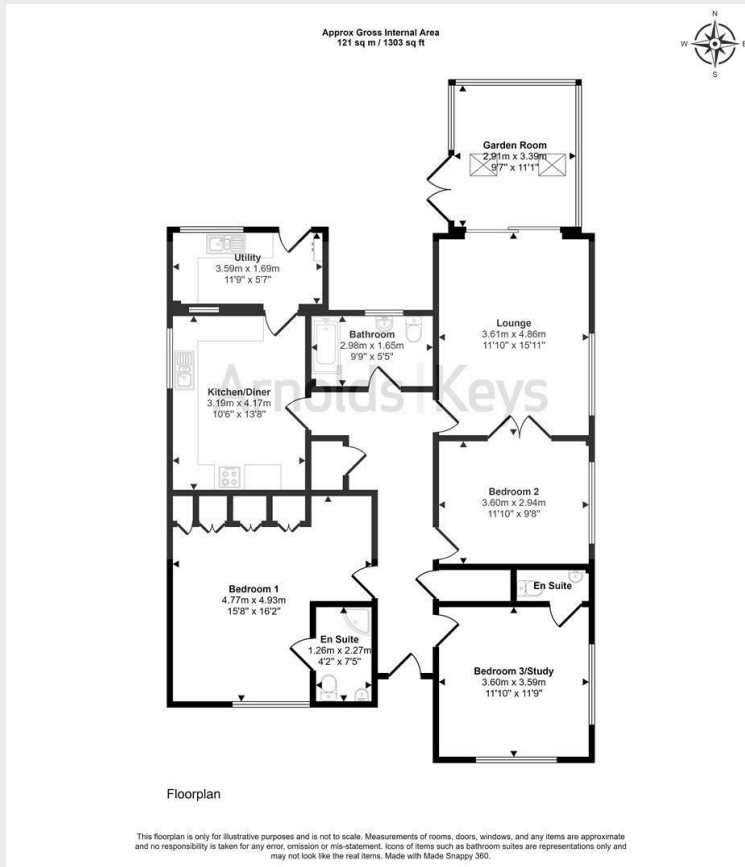


## Viewings

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>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</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.

