

Arnolds | Keys



Hylton Felbrigg Road, Roughton, Norfolk, NR11 8PA

Price Guide £675,000

- Unique detached property
- Elevated position
- Four bedrooms
- Sweeping driveway & garage & carport
- Chain free
- Immaculately presented
- 1.5 Acres (STS) gardens & woodland
- Three bathrooms
- Views from all rooms
- Oil fired central heating

Hylton Felbrigg Road, Roughton NR11 8PA

Hylton is a unique build, situated in an area of outstanding natural beauty. Set within 1.5 acres(STS) with undulating lawns, woodlands, sweeping driveway, raised terrace and balconies. The property is immaculately presented and spread across three levels, including sun room, drawing/dining and family room, kitchen and utility, four bedrooms and three bathrooms.

All rooms are elevated and offering views over the countryside and woodland. Ideal location for Felbrigg Hall National Trust walks, Cromer town centre, beaches and rail links, all being just a short drive away.



Council Tax Band: E



ENTRANCE

The front entrance is accessed by either a driveway or steps leading up to the front door.

Covered entrance porch, outside lighting, UPVC double glazed door opening into

HALLWAY

Two porthole windows to the front. Carpet, stairs to first floor with under stairs storage cupboard, radiator, ceiling light and doors to drawing room, kitchen and ground floor bathroom.

DRAWING/DINING ROOM

Beautiful light room with UPVC double glazed windows to the front and sides, French doors opening out to the side, lovely space for dining table and chairs and further seating area with raised hearth and wood burning stove, radiator, ceiling light and opening to:

FAMILY ROOM

A westerly view with sliding patio doors opening onto the raised terrace, radiator, two wall light points and ceiling light, carpet, French doors opening into the:

SUN ROOM

A triple aspect room with elevated countryside views. Exposed brick work, two radiators, carpet and ceiling light.

KITCHEN

UPVC windows and door opening out onto the garden terrace. Range of white base and drawer units with high gloss black quartz work surface over, inset stainless steel sink unit with mixer tap over, Provision for fridge freezer, microwave & dishwasher. Free standing range cooker, with tiled splash backs and extractor hood above. Matching range of wall mounted cupboards and shelving, tiled flooring and ceiling light, door to:

UTILITY ROOM

UPVC double glazed door to the outside, tiled flooring, ceiling light, double doors to cupboard with shelving and provision for washing machine and tumble dryer.

GROUND FLOOR BATHROOM

Dual aspect room with two windows to the sides, tiled flooring and ceiling light, low level WC, pedestal wash hand basin, free standing roll top bath, part tiled walls, ceiling light and wall mounted heated towel rail.

LANDING

Galleried landing with doors to all rooms, access to roof space, carpet, high level window to the side, two ceiling light points and radiator.

PRINCIPLE BEDROOM

A beautiful light room with windows to front giving countryside views and also a balcony for those beautiful sunsets. Along with a set of French doors out onto a second balcony with woodland views. a lovely range of white wardrobes with triple doors and overhead storage cupboards, radiator, ceiling light and carpet.

SHOWER ROOM

UPVC double glazed window to the side, large walk in shower cubicle with waterfall shower head and glazed shower screen, pedestal wash hand basin and low level WC. Wall mounted mirror with touch light. Extensively tiled walls and flooring and extractor fan.

BEDROOM TWO

Windows to the rear with countryside views and side, radiator, ceiling light, carpet and door to:

EN SUITE SHOWER ROOM

Wall mounted wash hand basin, low level WC, separate shower cubicle with glazed folding screen and electric shower over, half tiled walls surround and tiled flooring. Ceiling light and wall mounted heated towel rail.

BEDROOM THREE

Window to the side with views, carpet, ceiling light and radiator.

BEDROOM FOUR/STUDY

Window to the front, radiator, ceiling light and carpet.

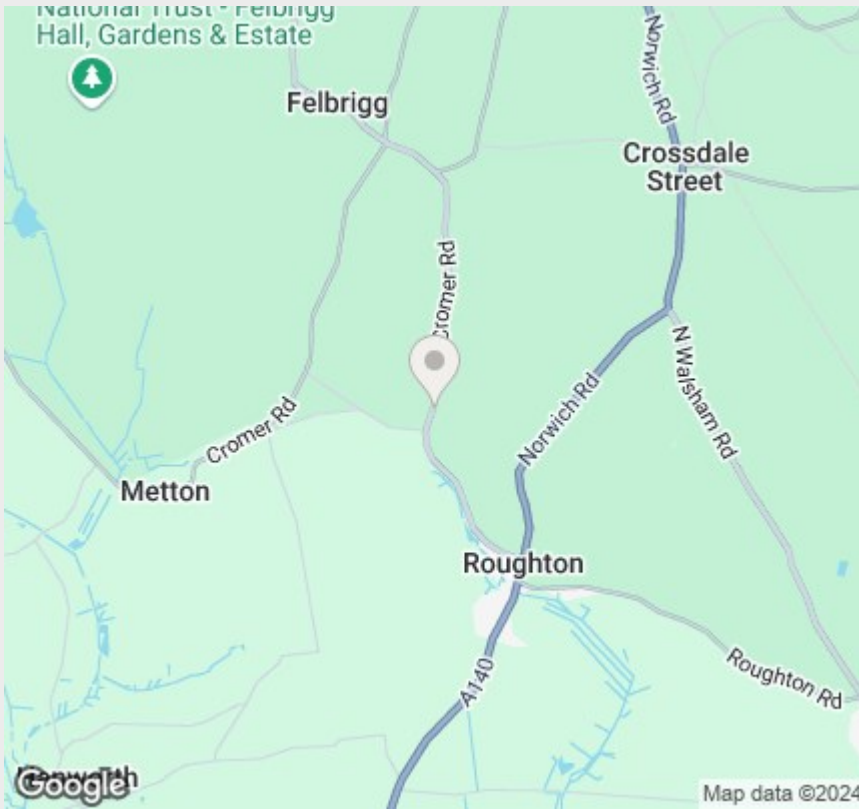
OUTSIDE

The property is approached by a sweeping driveway leading to oak framed carport and ample parking for cars, caravan or motorhome. The grounds for Hylton extend to approximately 1.5 acres (STS) with mature woodland, shrubs and flowerbeds, various sheds and seating areas throughout the undulating grounds, an absolutely delightful setting.

A westerly facing raised garden sun terrace which leads off both family room and kitchen, to enjoy the afternoon and late evening sun and alfresco dining. Outside water tap and lighting.

AGENTS NOTE

This property is freehold, mains services connected are water and electricity. The property is on septic tank and has oil fired central heating. It has a council tax band E.

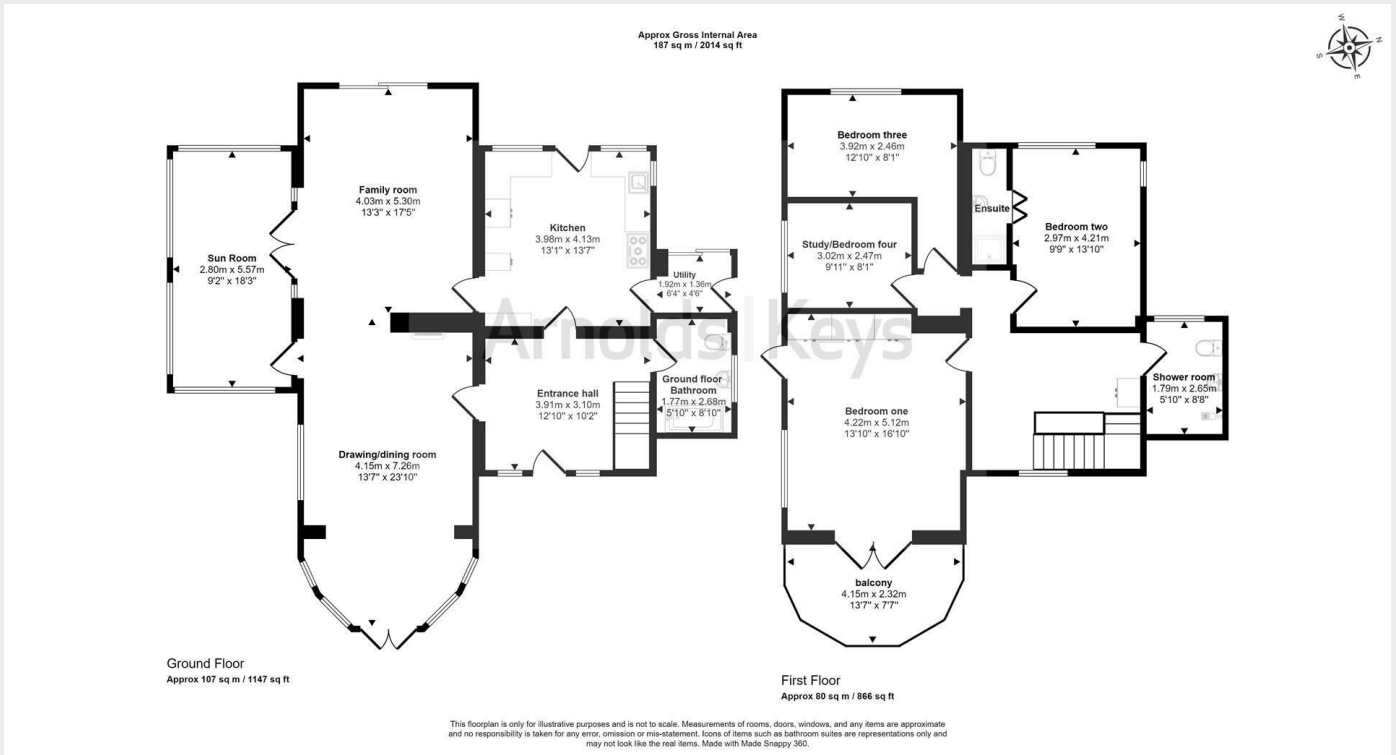


Viewings

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) A			
(81-91) B			
(69-80) C			73
(55-68) D		57	
(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.

