



Kimmeridge, 65 New Road, Blakeney, Holt, NR25 7PA

Price Guide £625,000

- No onward chain
- Three bedrooms
- Highly favoured location
- Ample off-road parking
- Large, secluded grounds
- Two reception rooms
- Close to village centre
- Updating required

65 New Road, Blakeney, Holt, NR25 7PA

Nestled in the charming village of Blakeney, this delightful detached bungalow on New Road offers a perfect blend of comfort and convenience. Spanning an impressive 1,456 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for those seeking a peaceful retreat. This bungalow is within walking distance of the village centre, where you can find local shops, cafes, and amenities. The area is known for its stunning coastal scenery, making it a wonderful place for nature lovers and those who appreciate the beauty of the outdoors.

One of the standout features of this property is its large, secluded gardens, which offer a tranquil outdoor space for gardening, leisure, or simply enjoying the fresh air. The property would benefit from some updating but this is reflected in the Guide Price.



Council Tax Band: E



ENTRANCE PORCH

Part glazed UPVC entrance door, further glass panelled door and side panels opening to:

ENTRANCE HALL

Radiator, access to roof space.

LOUNGE

A light room with two aspects including a bay window to the front aspect and a second window to the side. Two radiators, wood burning stove in recess with tiled hearth, provision for TV, fitted alcove store cupboard with glazed display cabinet above.

DINING ROOM

Another light room with aspects to the side and front. Radiator, wood burning stove in redbrick surround with tiled hearth. Glazed panelled door to:

KITCHEN/BREAKFAST ROOM

A large room with fully tiled floor, ample space for breakfast table, radiator, range of shaker style base and wall storage cupboards with laminated work surfaces and tiled splashbacks, inset electric ceramic hob unit with filter hood above and built in electric oven beneath. Inset stainless steel sink unit, wall mounted gas fired boiler (LPG), windows to rear and side. Provision for washing machine or dishwasher, recess with timber mantel over and tiled hearth. Part glazed door to:

UTILITY ROOM

Glass panelled doors to front and rear, window to the side. Belfast sink, solid wood work surface with tiled splashbacks, provision for washing machine or dishwasher, radiator, tiled floor, extractor fan.

BEDROOM 2

Window to side aspect, radiator.

BEDROOM 3

Window to side aspect, radiator, vanity washbasin with cupboard beneath.

SHOWER ROOM

Corner shower enclosure with mixer shower, pedestal wash basin, close coupled w.c., radiator, electric heated towel rail, tiled floor, part tiled walls.

INNER HALLWAY

Window to side aspect, door to:

CLOAKROOM

Close coupled w.c., wash basin, radiator, window to side aspect.

BEDROOM 1

A generously proportioned room with a range of bespoke fitted bedroom furniture to include wardrobes and drawer

units, two radiators, French doors opening to rear garden, window to the side. Door to:

ENSUITE

Shower enclosure with mixer shower, pedestal washbasin, close coupled w.c., two heated towel rails, window to side, fully tiled walls.

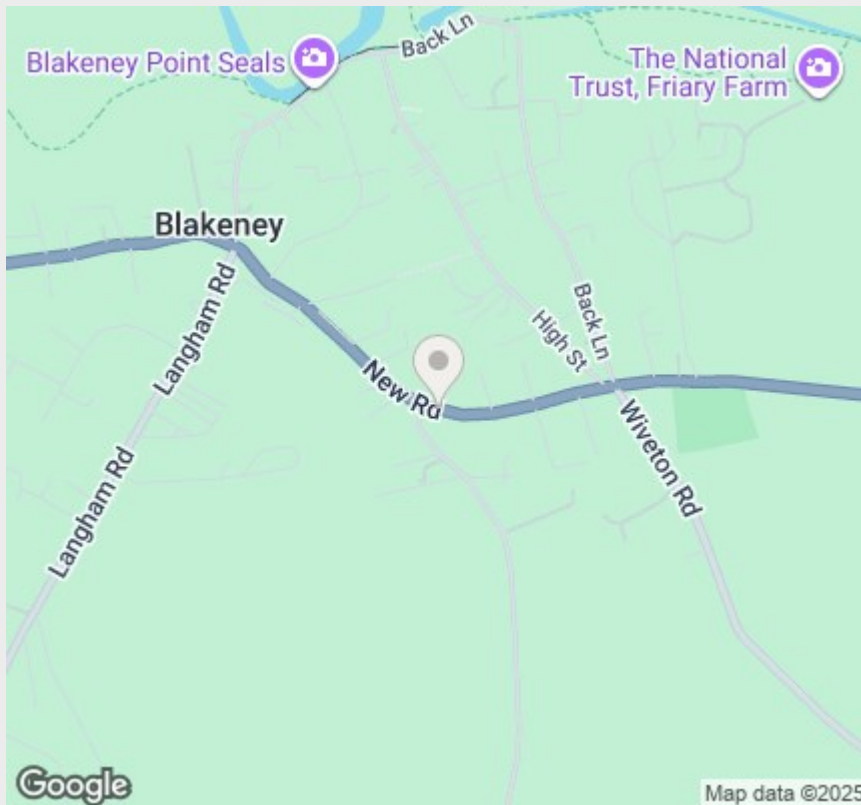
OUTSIDE

The property is approached over a wide shingled driveway providing ample off-road parking. A high hedge provides a degree of privacy from the road. A gated access then leads to the fully enclosed and secluded rear garden which is generous in size and mostly lawned, interspersed with mature shrubs and trees. There are two raised decking areas at the rear of the bungalow. Outbuildings include a timber SUMMER HOUSE, STUDIO and GARDEN SHED (all with power and lighting), WORKSHOP.

AGENTS NOTE

The property has mains electricity, water and drainage connected. Heating is provided by Liquid Propane Gas and the storage tank is at the front of the property. The property has a Council Tax Rating of Band E.



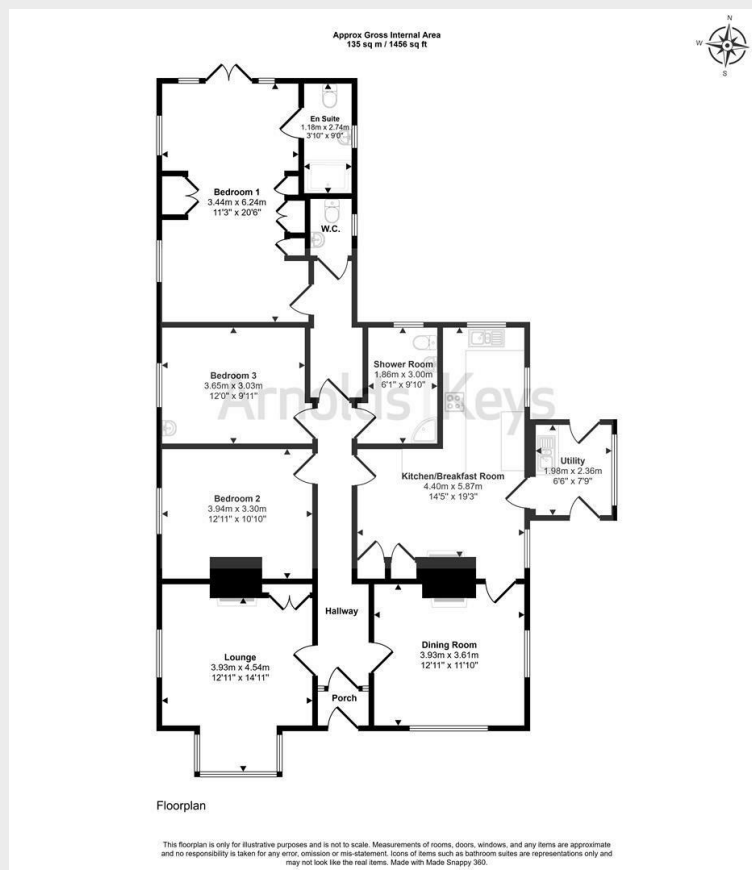


Viewings

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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 64 |
| (39-54) E | 39 | |
| (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 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



11 Station Road, Sheringham, Norfolk, NR26 8RE
01263 822373

coastal@arnoldskeys.com
www.arnoldskeys.com