



Three Gables Holt Road, Gresham, NR11 8AD

Price Guide £495,000

- Characterful detached cottage
- Two bathrooms
- Dining room
- Detached garage
- Central heating
- Three double bedrooms
- Sitting room
- Kitchen/breakfast room
- Workshop/garage/home office
- Beautiful cottage garden

Three Gables Holt Road, Gresham NR11 8AD

A delightful, detached brick and flint cottage in the village of Gresham. The cottage is beautifully proportioned, offering both sitting room and dining room along with a super hand made kitchen/breakfast room with a large walk-in pantry. Three double bedrooms, en suite and family bathroom on the first floor.

A delightful cottage garden sits behind the cottage and with the added bonus of two garages, both with electricity and light and one with water.

A quintessential cottage located in a rural setting in the countryside, with beautiful walks and a short drive to the coastal towns of Sheringham & Cromer and market town of Holt.



Council Tax Band: C



FRONT PORCH

This room has completely been rebuilt with two triple glazed Austrian Cherwell Internorm aluminium oak doors and window. Radiator.

KITCHEN/BREAKFAST ROOM

A beautiful cottage style handbuilt oak cupboards with 6 sets of cupboards and 5 sets of drawers. Large blue French Lacanche Classic Macon gas and electric 1000mm cooker with 4 oven configuration and 5 top burners plus Classic Extraction, Backsplash and Utensil Rack. Glass display shelved unit, white ceramic Butler sink and space for fridge or dishwasher. Pine door to a tall cupboard. Three triple glazed windows and glass door into porch and access into the rear coat and boot room with wooden stable door leading to rear garden.

Vinyl flooring, ceiling lights, radiator, opening to dining room, pantry and utility/cloakroom. From the dining end of the kitchen there are stairs that lead up to the first floor.

PANTRY

Triple glazed windows to rear and side, ceiling light and power, space for fridge and freezer and shelving.

UTILITY ROOM

Triple glazed window to the front, vinyl flooring, spot lighting, tiled walls, Worcester Bosch Greenstar Ri LPG wall hung condensing boiler, low level WC, antique Salmon sink with double mixer taps, oak cupboards below with a Kindwater water softener machine. There is also space for washing machine and tumble dryer.

DINING ROOM

A lovely room for entertaining or quietly sitting reading in front of the wood burner with wooden mantle and surround. Carpet, radiator and ceiling light. Triple glazed window to the side. French internal doors opening into the

SITTING ROOM

Two triple glazed windows to the side and rear, tilt and turn French doors to rear garden. Carpet, two radiators and ceiling light.

LANDING

Doors to three double bedrooms and bathroom, two ceiling lights, and painted wooden floorboards.

BEDROOM ONE

Three triple glazed windows to the rear and side with views over the lovely garden. Carpet, radiator, ceiling light. Access to loft space. Door to

EN SUITE

A velux roof light window, extensively tiled walls, separate shower cubicle with waterfall shower head, wall mounted heated towel rail, low level WC, vanity wash hand basin with storage cupboard beneath and mixer tap over, vinyl flooring with underfloor heating.

BEDROOM TWO

Triple glazed window to the front, radiator, door to built in storage cupboard with solar panel equipment, carpet, ceiling light. Access to roof space.

BEDROOM THREE

Triple glazed window to the side, carpet, radiator, original fireplace and ceiling light.

BATHROOM

Triple glazed window to front, low level WC, radiator, pedestal wash hand basin, free standing roll top bath with mixer shower attachment. Wood flooring, half tiled and half panelled walls. A large cupboard contains a Worcester Solar pump station for solar thermal system for Worcester flat-plate solar panels. Access to loft space.

OUTSIDE

There is a gravel shared driveway leading to the front door and gate into the rear garden. A timber framed WORKSHOP/HOME OFFICE with double opening doors, power, light and water, also attic storage. Two further brick outhouse storage sheds, ideal for log store.

The rear garden is completely enclosed with mature hedging and fencing, cottage style flowerbed borders, mature trees, shrubs and flowers, fruit trees. patio seating area, herb garden, large garden sheds and side access gate to a newly constructed brick and timber detached GARAGE with Noverol Chartwell Green Electric metal Roller Door, green roof and concrete floor (tall enough to accommodate a Campervan).

AGENTS NOTE

This property is Freehold with a council tax band C. All external roofs have been insulated and re-tiled with pantiles and attics have been deeply filled with Thermafleece Welsh Cosy wool rolls. Mains electricity, water and drainage are connected, and the central heating is LPG.




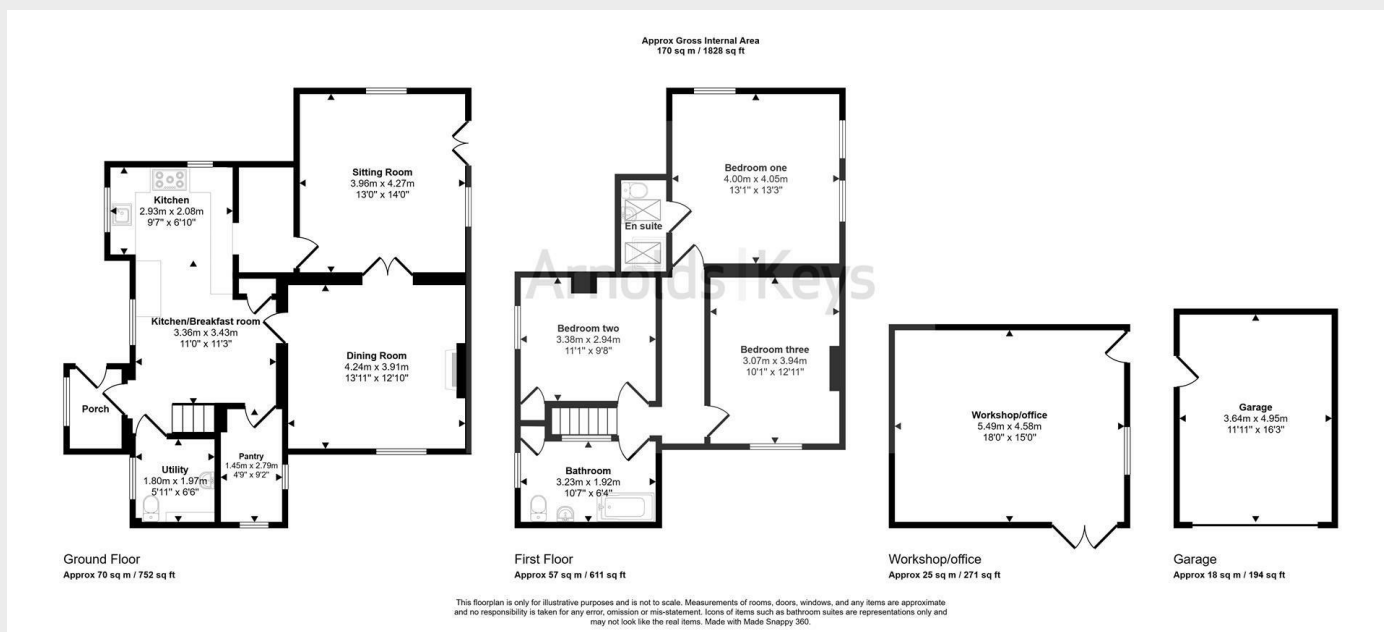
Viewings

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		82
(81-91) B		
(69-80) C		
(55-68) D	50	
(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 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.

