



Glebe Cottage Holt Road, Weybourne, NR25 7ST

Price Guide £525,000

- Brick & flint cottage
- Solid wood floors
- Oil fired central heating
- Village location
- Enclosed garden
- Stunning interior
- Oak interior doors
- Three bedrooms
- Off road parking
- Workshop

Glebe Cottage Holt Road, Weybourne NR25 7ST

A beautifully designed brick and flint cottage located in the heart of the village of Weybourne, just a short walk to the beach, local pub and village shop/coffee shop.

Glebe Cottage is being offered with No Onward chain and has been updated to a high specification making this a wonderful turn key property, with three double bedrooms and two bathrooms on the first floor and a cloakroom, dining room, kitchen/breakfast room and stunning sitting room with wood burner and French doors to the south facing garden.

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Council Tax Band: E



ENTRANCE HALL

Half glazed wooden door and side panel to hallway. Radiator, solid wood flooring, opening to lounge, kitchen, reception room and cloakroom. Ceiling light and stairs to first floor.

LOUNGE

Beautiful light lounge with triple aspect double glazed windows to the sides and French doors to the garden. Solid wood flooring, brick fireplace with inset wood burner on tiled hearth. Ceiling light and TV point. Radiator.

KITCHEN/BREAKFAST ROOM

Full height double glazed window to the front. Polished tiled flooring, column radiator, bi-fold doors to the garden. Ceiling light and tall storage cupboard with fuse box.

Cream high gloss base and drawer units with granite black sparkle work surface. Inset single bowl sink with mixer tap. Inset induction hob with extractor above. Integral washing machine, dishwasher, oven and fridge freezer. Light grey matching overhead cupboards. Brick tile splashbacks with under lighting and open shelving.

CLOAKROOM

Double glazed window to the front, radiator, tiled flooring, corner wash basin, low level WC. Ceiling light.

DINING/RECEPTION ROOM

Double glazed window to the front, ceiling light, three spot lights, radiator, solid wood flooring. Under stairs storage cupboard and large built in cupboard with shelving to side.

FIRST FLOOR

LANDING

Stairs with half landing and stairs to landing. Access to roof void. Solid wood internal doors, carpet, ceiling light, window to side, door to storage cupboard and doors to all bedrooms and bathroom.

BEDROOM ONE

Double glazed window to the rear. Carpet, radiator, large built in double wardrobe. Ceiling light. Door to:

ENSUITE SHOWER ROOM

Extensively tiled walls and flooring. Velux roof light, walk in shower cubicle with glazed screen. Vanity wash basin with mixer tap and storage cupboard beneath, closed couple WC. Wall mounted heated towel rail. Extractor fan.

BEDROOM TWO

Double glazed window to the front, radiator, carpet, ceiling light and door to built in storage cupboard.

BEDROOM THREE

Double glazed window to the rear, radiator, restricted head height, carpet, door to storage cupboard.

FAMILY BATHROOM

Modern bathroom with panelled bath and central mixer taps, walk in shower cubicle, vanity single bowl wash basin with storage cupboard beneath, WC. Extensively tiled walls and double glazed window to the front. Wall mounted heated towel rail. LED spot lighting, wall mounted mirror with touch light.

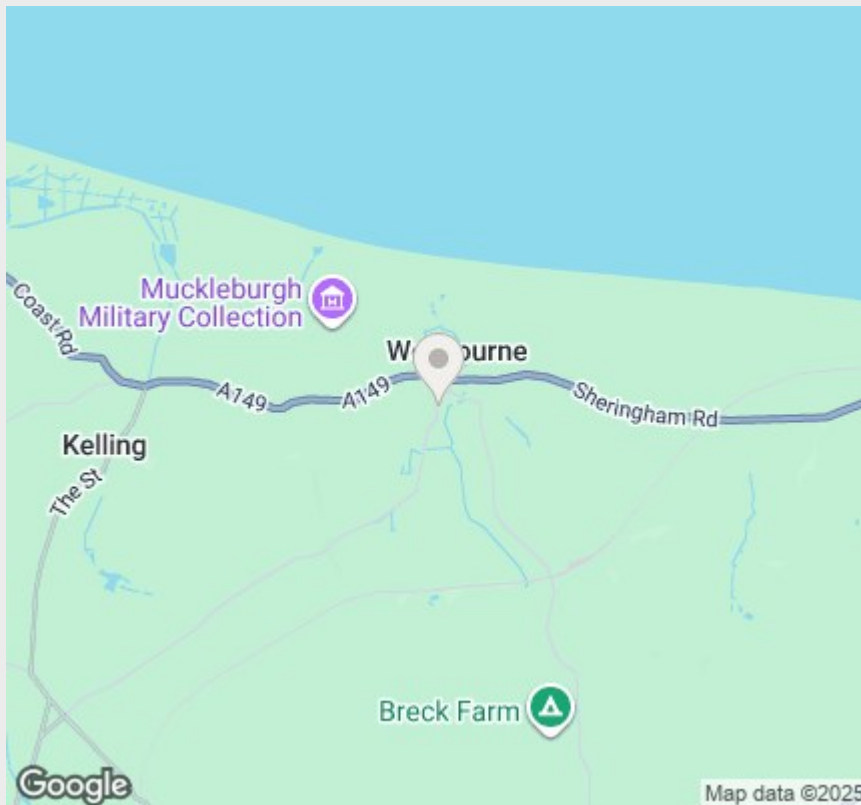
OUTSIDE

The property is located with in a courtyard of three other properties, accessed by gravel driveway and parking for two cars. There is a brick and flint wall with low maintenance front garden, access leads round to the rear garden which is again of low maintenance. Timber panel fencing to sides and rear, decked seating area, gravel garden with mature shrubs, plants and climbers. Large timber workshop with wood store attached, outside lighting and water tap.

AGENTS NOTE

This is a Freehold property. Mains electricity, water and sewage connected and oil fired central heating. The property has a council tax band E.





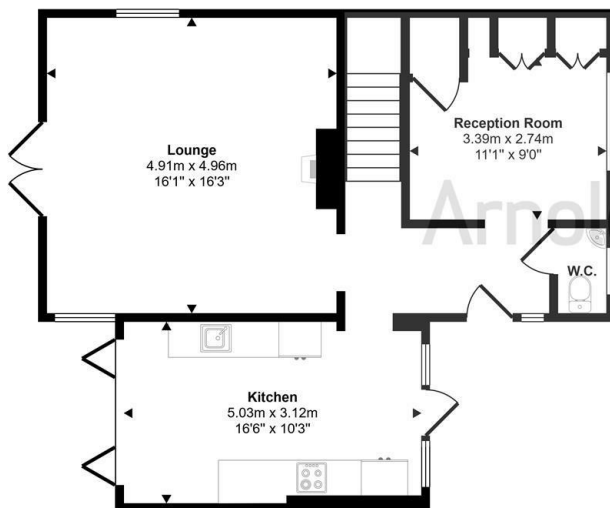
Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

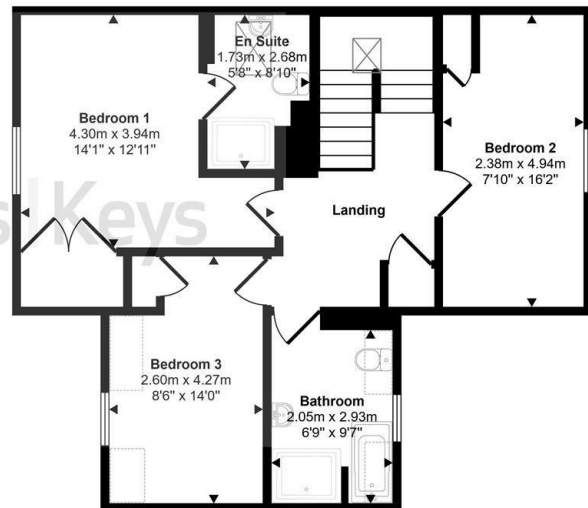
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
126 sq m / 1358 sq ft



Ground Floor
Approx 63 sq m / 681 sq ft

Denotes head height below 1.5m



First Floor
Approx 63 sq m / 677 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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.



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