



## Acorns, Norwich Road, Edgefield, NR24 2RL

Price Guide £675,000

- Offered with no onward chain
- Four bedrooms
- Three reception rooms
- Oil-fired central heating
- Substantial dwelling of 2500 sq.ft.
- Three bathrooms (including two ensembles)
- Bespoke kitchen
- Garage and off-road parking

# Acorns, Norwich Road, Edgefield, NR24 2RL

Acorns is a large, individually designed, detached dwelling offering beautifully presented and nicely proportioned accommodation of approximately 2500 sq. ft. internally. The property enjoys an attractive setting in this charming North Norfolk Village just four miles from the historic market town of Holt.

The property stands in a large plot and enjoys open views over farmland at the rear. The accommodation has the benefit of oil fired central heating throughout (underfloor to ground floor) and has been further enhanced with the addition of a Garden Room at the rear.



Council Tax Band: F



## **COVERED ENTRANCE**

With part glazed door opening to:

## **RECEPTION HALL**

Window to front aspect, turning stairs to first floor with understairs storage cupboard.

## **CLOAKROOM**

Close coupled w.c., wash basin, tiled floor and walls, window to side aspect.

## **COAT ROOM**

With coats hanging rail, manifold for underfloor heating in fitted cupboard.

## **STUDY**

Two aspects to front and side, range of fitted cupboards and drawers.

## **LOUNGE**

A beautifully proportioned room with central, full-height brick fireplace housing wood burning stove on tiled hearth, provision for TV, three windows overlooking the rear garden. Twin glass panelled doors to:

## **GARDEN ROOM**

Vaulted glass roof, twin doors to rear garden, tiled floor. Glass panelled doors to:

## **DINING ROOM**

Further twin glass panelled doors to hallway.

## **KITCHEN/BREAKFAST ROOM**

A comprehensive range of bespoke, shaker style base and wall cabinets and drawer units with granite work surfaces and tiled splashbacks. Matching dresser unit and breakfast table. Inset sink, integrated dishwasher, electric range-style stove with double oven and matching extractor hood over. Three windows to front and side, tiled floor, door to:

## **UTILITY ROOM**

Floor mounted oil-fired boiler providing central heating and domestic hot water, further range of bespoke units with granite worksurfaces and tiled splashbacks, inset sink unit, provision for washing machine, tiled floor, part glazed door and window to rear.

## **LANDING**

With window and Velux roof light to front aspect, two radiators, built in airing cupboard with lagged cylinder and immersion heater, further fitted cupboard.

## **BEDROOM 1**

Two windows to rear aspect, Velux roof light to side

aspect, built in double wardrobe cupboard, radiator, door to:

## **ENSUITE**

Corner shower enclosure with mixer shower unit, concealed cistern w.c., vanity wash basin with cupboards beneath, chrome heated towel rail, wall mirror, tiled floor, Velux roof light.

## **BEDROOM 2**

Window to front aspect, Velux roof light to side aspect, built in double wardrobe cupboard, radiator, door to:

## **ENSUITE**

Corner shower enclosure with mixer shower unit, concealed cistern w.c., vanity wash basin with cupboards beneath, chrome heated towel rail, wall mirror, tiled floor, Velux roof light.

## **BEDROOM 3**

Window to front aspect, radiator, built in wardrobe cupboard.

## **BEDROOM 4**

Window to rear aspect, radiator, built in wardrobe cupboard.

## **FAMILY BATHROOM**

Panelled bath, corner shower enclosure with mixer shower unit, concealed cistern w.c., vanity wash basin with drawers beneath, chrome heated towel rail, wall mirror, tiled floor, window to rear aspect.

## **OUTSIDE**

Large detached GARAGE: With electric roller door, personal side door, electric light and power points.

## **GARDENS**

The property is approached over a shared access leading to the gated, shingled driveway providing off-road parking for a number of vehicles. Access either side of the property leads to the large rear garden which is fully enclosed with mature shrubs and trees and backs onto open farmland. There is a large paved patio area leading to the extensive lawns and established borders.

## **AGENTS NOTE**

The property is freehold and has mains electricity and water connected. Drainage is to a septic tank. The property has a Council Tax Rating of Band F.



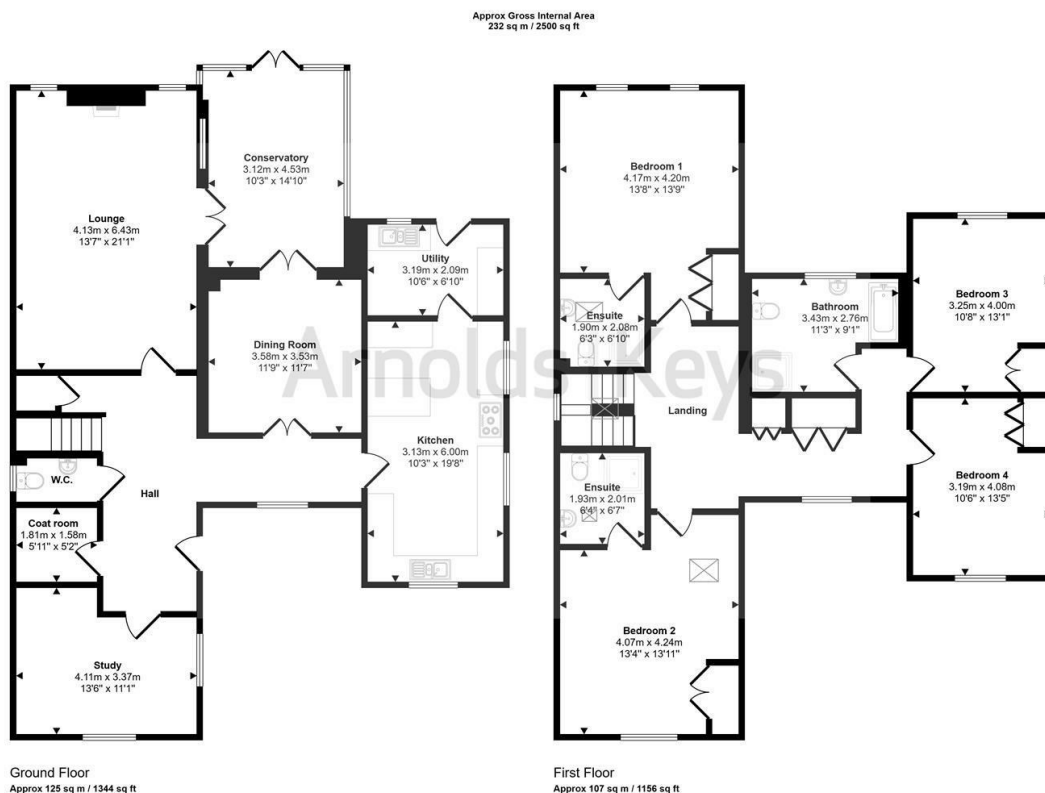
## Viewings

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>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>74</b>                  | <b>78</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<br>2002/91/EC |           |



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.

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