





# HOLT ROAD AYLMERTON, NORWICH, NR11 8QA

£650,000 FREEHOLD

This amazing and spacious 3/4 bed cottage has very flexible accommodation, an annexe and beautiful gardens backing onto farmland just a 5 minute drive to Sheringham and Cromer. The property is sold with no upward chain.



# **HOLT ROAD**

3/4 bed period cottage • Ample
 parking • Lovely gardens • Flexible living
 accommodation • Annexe • Garden room • No
 upward chain





#### **OVERVIEW**

Meadow Cottage is a wonderful 3/4 bed semi-detached cottage on a good size plot. The living accommodation is very flexible with 3 bedrooms in the main property and another further bedroom in an annexe which adjoins the main house. The garden is a delight and has a beautiful al-fresco dining area. Add to this a wonderfully spacious garden room for entertaining should the weather be inclement!

#### FIRST IMPRESSIONS

The property is set back from the road and accessed by a long gravelled drive which leads to a large parking area. To the side is an oriental garden with a small pond and a gazebo. There are two entrances, one to the main house and one to the annexe.

#### **MAIN HOUSE**

The main front door opens into a lobby. From the lobby a further glazed door opens into the hallway.

#### **HALLWAY**

From the hall, doors open to the dining room, the ground floor bedroom (with en-suite) and the utility room. Stairs rise to the first floor. Double glazed window to the side aspect. Built-in cloak cupboards.

#### **UTILTY ROOM**

The utility room has a series of cupboards and work surfaces with an inset stainless steel sink and draining board. Spaces for a washing machine and tumble drier. Further spaces for an upright fridge and freezer.

### **DINING ROOM/SNUG**

This room is partially open plan to the kitchen/breakfast room. Feature fireplace with inset solid fuel stove with a mantelpiece over. An archway leads to the kitchen and a door opens to the main lounge.

## KITCHEN/BREAKFAST ROOM

A farmhouse style kitchen with with a range of base and wall units with display cabinets. Built-in appliances include an electric double oven and grill and a five ring gas hob with a stainless steel extractor hood and downlight over. Space for dishwasher. Double glazed window to the rear aspect, a skylight and a glazed door opens to the rear veranda,

# LOUNGE

Double glazed windows to the rear overlooking the rear garden and French doors open to the veranda. Feature ornate fireplace (not in use)

#### **MASTER BEDROOM & EN-SUITE**

Double glazed windows to the front aspect. Built-in walk-in wardrobe. The en-suite has a full bathroom suite with a bath with shower over, illuminated twin vanity wash hand basins and cupboards beneath and a dual flush WC.

#### **FIRST FLOOR**

On the first floor is a double bedroom with amazing countryside views, a further single bedroom and a shower room with WC and a sink.

### **ANNEXE**

Adjoining the property is a self-contained one bed annexe with a shower room and kitchenette.

# **STORE ROOM**

To the left of the property is a store room with access doors to the front and rear aspects.

# **REAR GARDEN**

The rear garden is a delight. Backing onto fields it comprises of various areas, lawns, flower and shrub beds. A spacious garden room is ideal for entertaining and has a WC and its own bar! There are further outbuildings and storage areas within the garden. The veranda adjoining the main property is ideal for alfresco dining and entertaining and runs the full width of the property.

# **DRAINAGE**

A septic tank is located in the rear garden.

# MEADOW COTTAGE HOLT ROAD

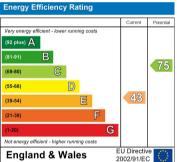














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