



## 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.

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# 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.

## UTILITY 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 al-fresco 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





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2223.39 ft<sup>2</sup>  
206.56 m<sup>2</sup>

Reduced headroom

4.85 ft<sup>2</sup>  
0.45 m<sup>2</sup>

(1) Excluding balconies and terraces

⚠️ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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