



CASTLE CLOSE

NORWICH, NR11 8RH

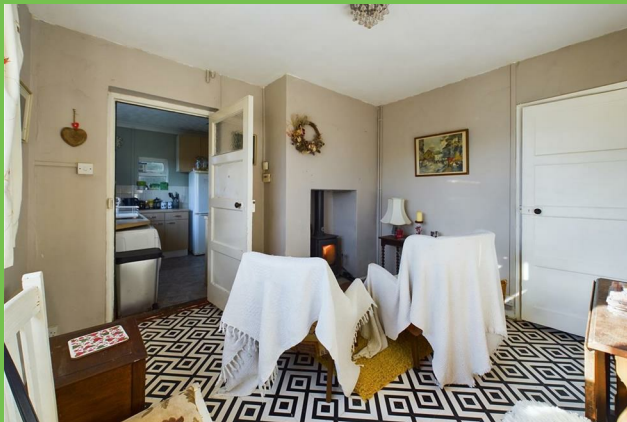
£260,000
FREEHOLD

Situated on the corner of Castle Close and Holt Road, this ex-local authority semi-detached house would make a fantastic family home. This property has a huge plot ideal for keen gardeners and families. The property has three bedrooms, two reception rooms and scope for a further ground floor bedroom or reception room. Viewing highly recommended.

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CASTLE CLOSE

- Ex local authority property
- Extremely large garden
- Three bedrooms
- Two reception rooms
- Open fire & woodburner
- Village location
- Great potential, fantastic family home
- Parking to the front
- Family bathroom with separate toilet
- Viewing recommended



Area

Location Nestled in an area of Outstanding Natural Beauty, the picturesque village of Gresham offers an idyllic semi-rural lifestyle. Located just under 5 miles inland from the stunning beaches of Sheringham and Cromer, Gresham also provides easy access to the charming Georgian towns of Holt and Aylsham. The bustling city of Norwich is only 25 miles away.

Gresham boasts a vibrant community and a range of amenities. The village is home to an established school and a village hall that hosts regular events and functions. The beautiful 14th-century round-towered church adds a touch of historical charm, while the historic remains of Gresham Castle, situated on the south side of the village, offer a glimpse into the past. The nearby town of Sheringham enhances the appeal of Gresham with its convenient bus and rail links to Norwich, making commuting a breeze. Sheringham features a thriving shopping centre and supermarket, schools catering to all ages, and a comprehensive health centre. For leisure, residents can enjoy an 18-hole cliff-top golf course and a modern leisure centre.

With its scenic countryside, historical landmarks, and close-knit community, Gresham village is the perfect destination for those seeking a serene and engaging lifestyle.

Overview

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Entrance hall

Entrance Lobby UPVC part glazed entrance door, staircase to first floor.

Living room

Painted brick fire surround with open fire if required, UPVC windows to front and rear, radiator.

Second reception room

. UPVC window to front elevation, fireplace recess, radiator, part glazed door opening to: -

Kitchen

Range of base and wall storage cupboards with laminated work surfaces and tiled splashbacks, inset single drainer stainless steel sink unit, radiator, two UPVC windows to front and side, door leading to: -

Rear Lobby

Rear Lobby UPVC door to side.

Rear room

Large room that is used for storage at the moment but could be converted.

Inner lobby

Understairs recess.

WC

Separate WC Low level suite, radiator, UPVC window.

Bathroom

Panelled bath with electric shower above, pedestal wash basin, radiator, wall mounted electric heater, extractor fan, UPVC window to rear elevation.

Landing

Radiator, access to loft space, UPVC window to rear.

Bedroom

Windows to front and rear, built-in airing cupboard with lagged cylinder and immersion heater, further built-in wardrobe cupboard.

Bedroom

Window to front elevation, radiator, built-in wardrobe cupboard.

Bedroom

Radiator, UPVC with to rear elevation.

Garden & parking

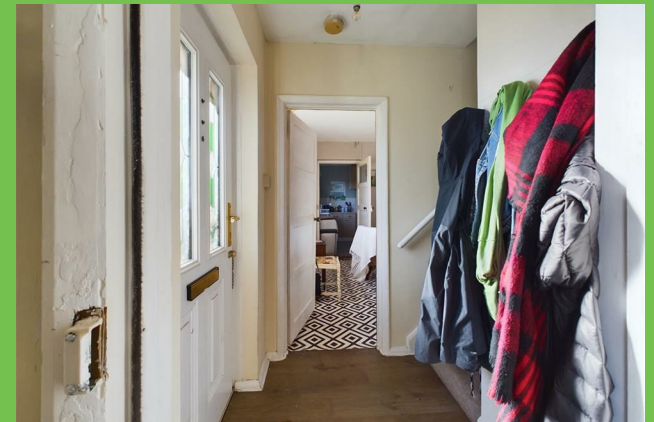
Extremely large garden to the rear, with shrubs, borders and trees. There is huge potential with such a vast plot to extend and would make a great garden for children to play and explore.

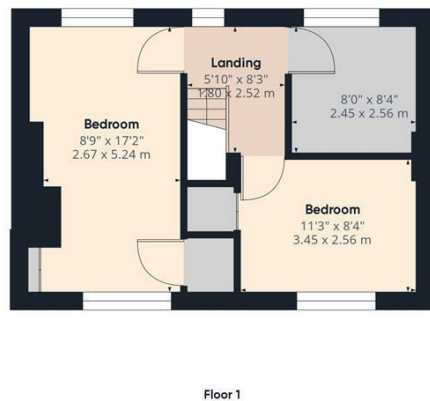
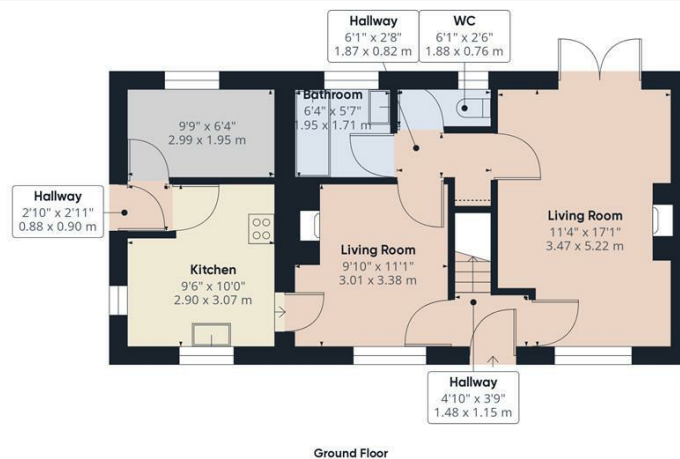
Agents Note

Council Tax band - B

EPC - TBC

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Approximate total area[®]
928.93 ft²
86.3 m²

Reduced headroom
10.76 ft²
0.09 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements