



## HOLT ROAD NORWICH, NR11 8QD

£495,000  
FREEHOLD

This charming thoughtfully extended four bedroom detached bungalow in Aylmerton offers a perfect blend of comfort and convenience. With four bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings with ease.

Outside, the property boasts parking for up to three vehicles, a valuable asset in this tranquil setting plus the bonus of a rear patio area with built in pizza oven, and a freestanding hot tub in addition to a large grassed area with plenty of outside storage.

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## HOLT ROAD

- Deceptively spacious detached bungalow
- Four Bedroom
- Off road parking for 3 cars
- Large rear garden
- Freestanding outdoor hot tub
- Ensuite with walk in shower
- Built in pizza oven on patio area
- Close to fuel station, shop and Roman Camp public house
- Three recently replaced sheds
- Call Henleys today for early viewing



### Aylmerton

Aylmerton is a village located in North Norfolk. It is situated within 3 miles of the coast and the popular seaside town of Cromer. The village is surrounded by beautiful countryside,. Aylmerton is a peaceful and quiet place, with a strong sense of community and a friendly atmosphere.

The village of Aylmerton has a rich history and a number of interesting landmarks. The village church, St John the Baptist, dates back to the 14th century and is a beautiful example of medieval architecture. Aylmerton also boasts a fuel station and shop plus a local pub, all within walking distance of this property.

### Overview

This deceptively spacious detached bungalow is set on the outskirts of the quiet village of Aylmerton. The property comprises of a spacious lounge, kitchen/diner, four bedrooms (one with a ensuite and walk in shower), family bathroom, pantry/washroom and ample storage. The front of the property has offroad parking for 3 cars and a large rear garden boasting three recently replaced sheds, a pizza oven and hot tub.

### Entrance

The front entrance has a sheltered porch area with a glazed uPVC door leading into the hallway.

There is also a second entrance straight into the kitchen/dining area.

### Hallway

The main entrance opens into long hallway with doors to four bedrooms, family bathroom, pantry/washroom and a storage cupboard. There is also a glazed single door leading to the patio area to the rear.

### Bedroom One

A spacious room with walk in wardrobe/storage and ensuite. Double glazed window to the rear and slider to the side onto the rear patio area. Laminate flooring and with underfloor heating.

### Ensuite

Obscured window to side aspect, dual flush close coupled WC, vanity unit and basin, walk in shower with grab bar and fully tiled wall and floor. Chrome electric towel radiator and panelled ceiling with downlights.

### Bedroom Two

At the front of the property is bedroom two with a double glazed window to the front aspect, wall mounted radiators and full width sliding built in wardrobes/storage.

### Bedroom Three

Double glazed window to side aspect with wall mounted radiator with laminate flooring through the bedroom and the wardrobe/storage.

### Bedroom Four

Double glazed window to front aspect with wall mounted radiator and TV point. Laminate flooring through the bedroom and the separate dressing room.

The dressing room also has a door leading to stairs to the attic room.

### Family Bathroom

Obscured double glazed window to the rear aspect, ladder style white towel rail, dual flush close coupled WC, shower bath with riser rail above and shower curtain, pedestal basin with mixer tap, clad ceiling with downlights and fully tiled walls and floor.

### Pantry/Washroom

Obscured window to rear aspect, space for washer/dryer, fridge freezer, shelving for storage and laminate flooring.

### Living Room

Double glazed window to side aspect overlooking rear patio and sliding doors with access to rear patio. Fireplace with glass shutters and wood beam mantle, exposed brick feature wall with wall lights, exposed beams into open ceiling. Laminate flooring with underfloor heating and a hatch to loft space.

### Kitchen/Dining Room

Double glazed obscure window with window seat and door to side aspect 3/4 obscured. Base and wall units with solid timber worktop. Mosaic effect tiled splashbacks. Island with white sink and drainer with mixer tap, space for American style fridge/freezer, large gas/combi cooker and oven, integrated dishwasher, breakfast bar, low hanging pendant lights above. Brick hearth around glass shuttered fireplace (shared with

living room), shelving to right hand side and built in entertainment shelving with TV point, wall mounted radiators, laminate flooring and space for a dining table and chairs.

### Outside

To the front of the property is parking for 3/4 cars and storage for wood for fire and gate leading to the rear.

The rear of the property has a large garden with a patio area (including pizza oven) leading to a grassed area with several segregated areas to the left hand side, one of which housing a hot tub that comes with the property. There are also three recently replaced sheds.

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### ADDITIONAL INFORMATION

**Local Authority** – NNDC

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 0.00 sq ft

**Tenure** – Freehold







Approximate total area<sup>sq</sup>  
1651.09 ft<sup>2</sup>  
153.39 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

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