



**Bridge Cottages, Bridge Road, High Kelling, Holt, NR25 6QT**

**welcome to**

**Bridge Cottages, Bridge Road, High Kelling, Holt**

A terraced cottage with accommodation comprising sitting room, inner lobby, dining room, kitchen, rear porch, cloakroom, small landing, 2 bedrooms and shower room.



### Entrance Door To. Living Room

11' 10" max x 10' (3.61m max x 3.05m)

Wood burner with mantle over and pamment tiled hearth, shelving & cupboard to the side, carpet and double glazed window to the front.

### Inner Lobby

Stairs to first floor

### Dining Room

12' max x 8' 8" (3.66m max x 2.64m)

Decorative fireplace, storage cupboard and window to the rear porch. Radiator, tiled floor.

### Kitchen

9' 2" x 5' 10" (2.79m x 1.78m)

Kitchen with wall and base units, built in oven, hob and hood, recess for fridge, stainless steel sink, and window into rear porch. Double glazed window to side, tiled floor.

### Rear Porch

Door and window to the rear.

### Cloakroom

WC, wash hand basin and window to the rear.  
Extractor, radiator, tiled floor.

### Small Landing

### Bedroom One

12' max x 10' 1" (3.66m max x 3.07m)

Decorative fireplace, radiator, carpet and window to the front. Built in cupboard.

### Bedroom Two

12' max x 8' 11" (3.66m max x 2.72m)

Fitted wardrobe, radiator, carpet and double glazed (sash) window to the rear. Interconnecting with and step down to.

### Shower Room En Suite

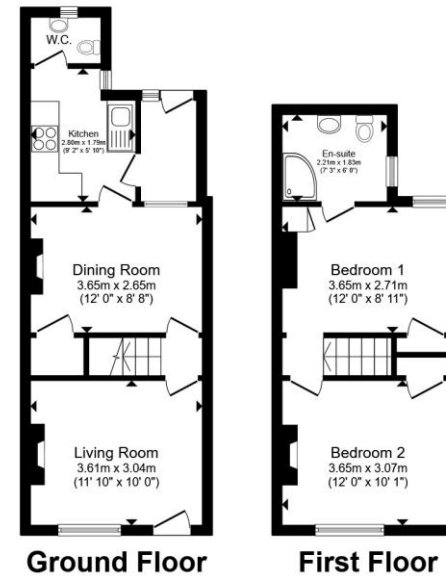
Suite comprising shower cubicle, WC, wash hand basin and double glazed (sash) window to the side. Extractor. heated towel rail.

### Outside

Front garden and brick weave area to the rear with outside tap and shed, right of way across. Larger lawned garden with paved area and 2nd shed with raised deck area with a lovely view over farmland to the rear.

### Agents Note

Informal parking available in the small copse at the end of the terrace. Please note this is not a legal right.



Total floor area 62.9 m<sup>2</sup> (677 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## Bridge Cottages, Bridge Road, High Kelling, Holt

- Semi-rural position
- Close to historic steam railway
- 2 bedrooms
- Oil fired central heating
- 2 reception rooms

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: B

**£295,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HOL106805 - 0003

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