



## Pondside House, 23 The Heath, Hevingham, NR10 5QL

Guide Price £450,000

- PICTURESQUE VILLAGE LOCATION
- KITCHEN DINER WITH SEPERATE UTILITY ROOM
- REAR GARDEN BACKING ONTO MEADOW
- LIVING ROOM WITH WOOD BURNING STOVE
- THREE BEDROOMS
- DOUBLE GARAGE, STORE ROOM AND CAR PORT
- COUNTRYSIDE VIEWS
- EASY ACCESS TO A140



# 23 The Heath, Hevingham NR10 5QL

**\*NO ONWARDS CHAIN\*** A charming and beautifully presented home within the popular village of Hevingham, surrounded by open countryside. The property boasts a double garage, large store room and car port, with a driveway and an enclosed garden backing onto meadows.

 3  1  1  F

Council Tax Band: E



## DESCRIPTION

Situated within the popular village of Hevingham just a short walk from The Heath, this substantial detached property offers beautifully presented accommodation. The property comprises a halled entrance leading to the dual aspect living room; a bright room yet cosy room with a wood burning stove, a cloakroom and a kitchen diner with separate utility room. To the first floor are three bedrooms, all enjoying field views and a family bathroom. An asset to the property is the outside storage space, with plenty of off road parking there is also a double width car port, external store room and a double garage with enclosed mature rear garden.

## ENTRANCE HALL

uPVC door to front aspect, radiator, carpet, stairs to first floor.

## KITCHEN DINER

A dual aspect room with double glazed windows to rear and side, French doors to rear patio, integrated dishwasher and fridge freezer, double electric oven, wine cooler, induction five ring AEG hob with cooker hood over, under stairs cupboard, wood effect porcelain tiled flooring, radiator, door to:-

## UTILITY ROOM

Double glazed window to front aspect, composite door to side entrance, built in cupboard with electric points, base units with space and plumbing for washing machine and tumble dryer, wood effect porcelain tiled flooring.

## CLOAKROOM

Double glazed window to side aspect with obscured glass, pedestal wash hand basin, WC.

## LIVING ROOM

A dual aspect room with double glazed window to front aspect and aluminium sliding door to rear garden, wood burning stove with brick surround, two radiators, two aerial points.

## FIRST FLOOR LANDING

Carpet flooring, radiator, doors to:-

## BEDROOM ONE

Double glazed window to rear aspect, laminate flooring, radiator, eaves storage.

## BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

## BATHROOM

Double glazed window with obscured glass to front aspect, bath with electric Mira power shower over, WC, vanity unit with inset wash hand basin, vinyl flooring, heated towel rail, airing cupboard.

## BEDROOM THREE

Double glazed window to front aspect, carpet, radiator.

## EXTERNAL

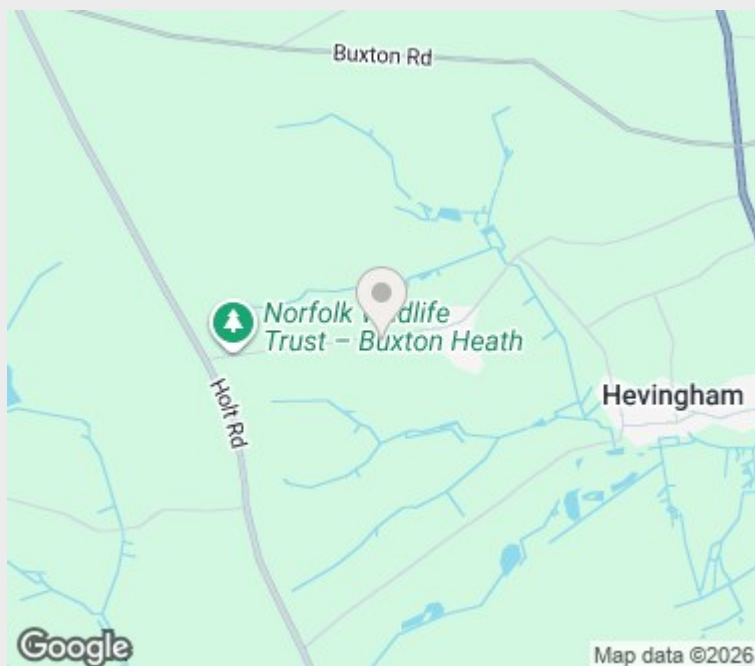
The property features a shingle driveway to the side with parking for multiple vehicles and access to the double width car port. There is a double garage with timber doors to the front and a further attached store room; both with power and lighting. The rear garden is mostly laid to lawn with a paved patio seating area with pergola over and borders of mature hedging.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity and water connected.  
Oil fired central heating.  
Council tax band: E

## LOCATION

Hevingham is a popular village which lies less than 5 miles South of the market town of Aylsham, offering a host of local amenities to include three supermarkets, doctors and dental surgeries, opticians and plenty of cafes and places to eat. The village is also less than 10 miles North of the City of Norwich and is on a bus route for added convenience. Hevingham itself offers a local pub/restaurant, a Primary School and offers a range of countryside and woodland walks including The Heath.

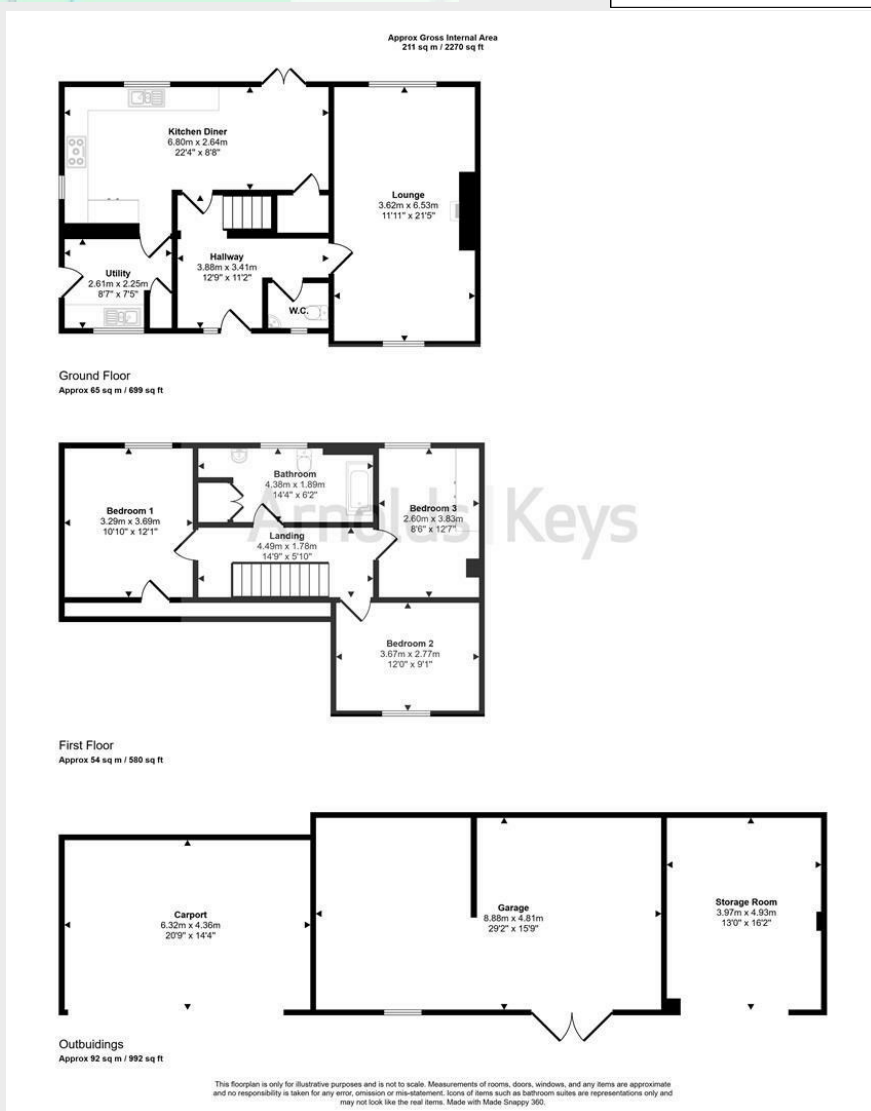


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>25</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

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