

Arnolds | Keys



Dumella, Holt Road, Edgefield, Melton Constable, NR24 2RP

Price Guide £650,000

- No onward chain
- Three bathrooms
- Double garage
- Approximately 3000 square feet
- Three reception rooms
- Off-road parking
- Five bedrooms
- Oil fired central heating
- UPVC sealed unit glazing

Dumella, Holt Road, Edgefield, Melton Constable, NR24 2RP

Offered with no onward chain is this beautifully proportioned detached house offering a generous 3000 square feet of accommodation. The property enjoys a popular village location with open views front and rear and although modern, it is constructed in the traditional style of Norfolk flint and brick elevations. The well-presented accommodation has the benefit of oil fired central heating and the windows have been replaced with UPVC sealed units. The property has ample off-road parking and a double garage.

Edgefield itself is a popular village located just less than four miles from the historic Georgian market Town of Holt, offering a wide range of independent shops, restaurants and is the home of the renowned Gresham's School.



Council Tax Band: F



ENTRANCE PORCH

With sliding glazed doors, further glass panelled door opening to:

ENTRANCE HALL

With window to porch, turning staircase to first floor, fire door to garage, radiator, vaulted ceiling above landing area, two built in cloak cupboards.

SHOWER ROOM

Close coupled w.c., corner shower enclosure, pedestal wash basin, radiator, window to side aspect.

DINING ROOM

Window to front aspect, radiator, glass panelled door to hallway.

LOUNGE

A beautifully proportioned room with central brick fireplace with tiled hearth and fitted wood burning stove. Glass panelled door to hallway, two radiators, provision for TV, window to rear, sliding patio doors to:

CONSERVATORY

Of UPVC construction on brick base with double doors to rear garden.

OFFICE

With glass panelled door from lounge, radiator, window to front aspect.

KITCHEN

Comprehensive range of oak faced, base and wall storage cabinets with laminated work surfaces and tiled splashbacks, inset sink unit, provision for dishwasher, provision for electric cooker, windows to rear and side aspects, glass panelled door to hallway, further panelled door to:

UTILITY ROOM

Further storage cupboards with laminated work surface, tiled splashbacks, provision for washing machine, part glazed door and window to side aspect.

FIRST FLOOR LANDING

Part galleried overlooking hallway, built in linen cupboard, Velux roof light, radiator.

BEDROOM 1

Two aspects including window to front aspect and Velux roof light, two radiators, provision for TV, door to:

ENSUITE

With panelled bath, pedestal wash basin, close coupled. w.c., fully tiled walls, Velux roof light.

BEDROOM 2

With two Velux roof lights front and rear, access to roof space, door to:

DRESSING ROOM/BEDROOM 3

Radiator, window to rear, further door to landing.

BEDROOM 4

Window to front aspect, radiator, range of fitted wardrobe cupboards.

BEDROOM 5

Window to rear, radiator.

BATHROOM

Panelled bath, bidet, close coupled w.c., pedestal wash basin, radiator, fully tiled walls, window to side aspect.

OUTSIDE

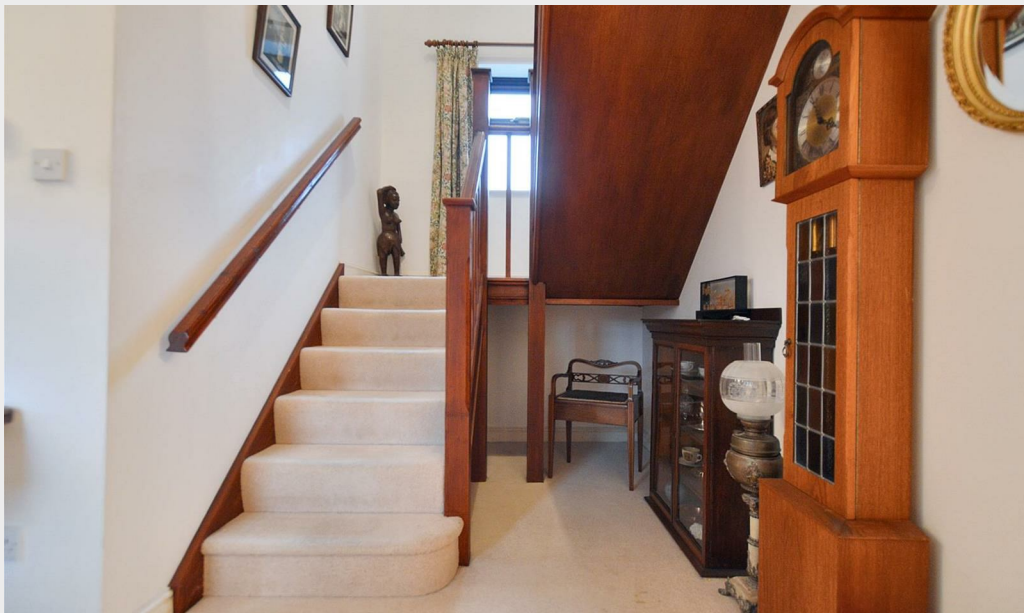
Integral DOUBLE GARAGE: With fire door from hallway, twin roller doors, electric light and power point. Door to: BOILER ROOM: With oil fired boiler providing central heating and domestic hot water, personal door to side aspect.

GARDENS

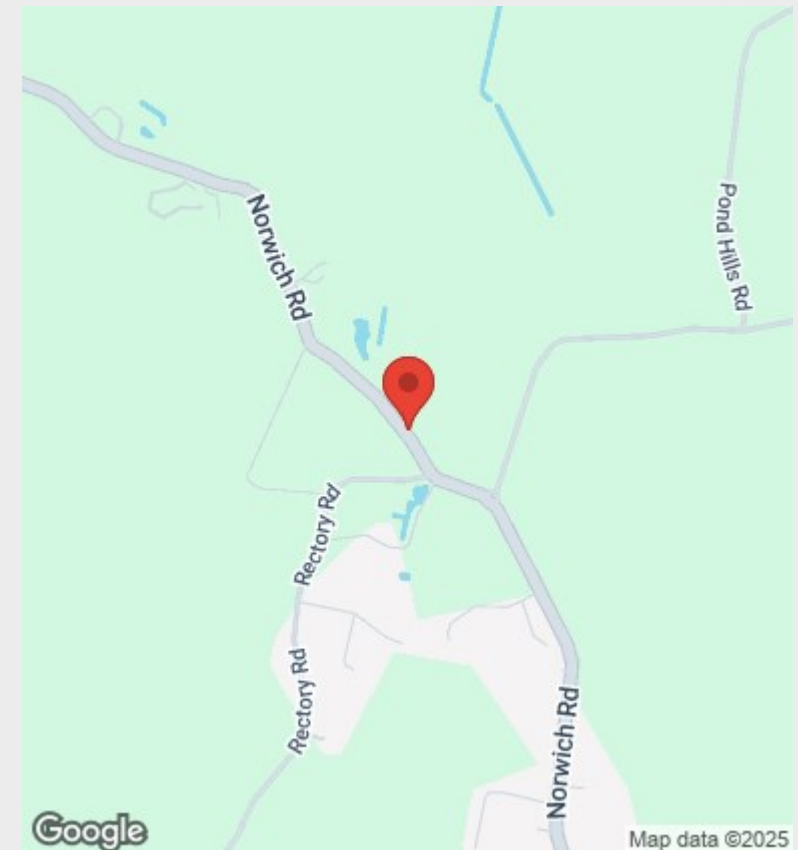
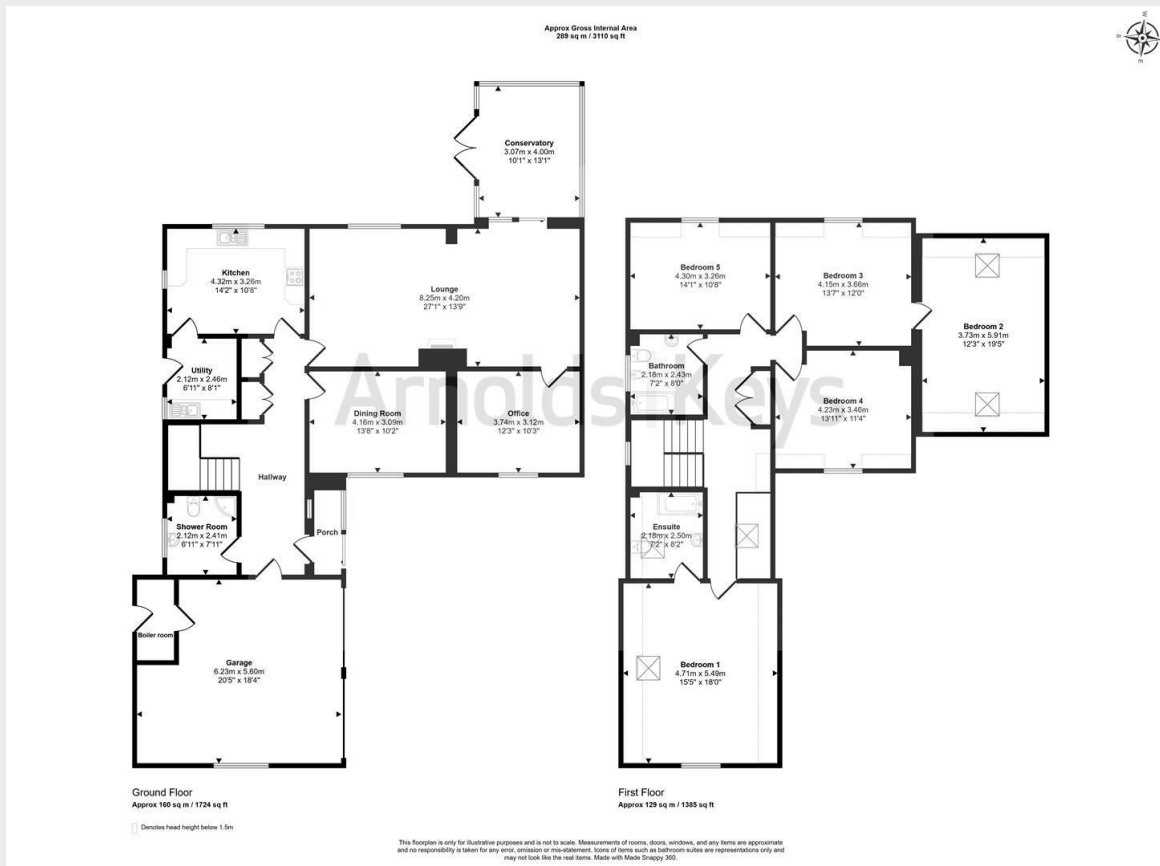
The property is approached over a wide gravelled driveway providing ample off-road parking. There is a lawned area fronting the public footpath. A side access then leads to the enclosed rear garden which is extensively lawned and interspersed with established fruit trees and shrubs. There is a paved area immediately at the rear.

AGENTS NOTE

The property is freehold and has mains electricity and water connected, drainage is to a septic tank. The property has a Council Tax Rating of Band F.







Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

11 Station Road, Sheringham, Norfolk, NR26 8RE
01263 822373

coastal@arnoldskeys.com
www.arnoldskeys.com