



Woodland Lodge

High Kelling, Holt, Norfolk

BROWN & CO



Woodland Lodge, High Kelling, Holt

Woodland Lodge is a newly refurbished four bedroom detached bungalow in a secluded setting in High Kelling, reached by its own private driveway, with a wrap-around garden and detached double garage.

RENT – £2,750 PCM | AVAILABLE NOW



DESCRIPTION

Woodland Lodge is a newly refurbished four bedroom detached bungalow set within a secluded and private plot in High Kelling, reached by its own private driveway. The property has been refurbished throughout, with fresh neutral décor, new floor coverings and newly fitted kitchen and bathrooms, providing spacious single-storey accommodation surrounded by mature gardens and woodland.

The front door opens into a central hallway which links the principal rooms. The sitting room is a particularly generous space, with an attractive fireplace as its focal point and sliding doors with full-height side windows opening directly onto the terrace, giving lovely views across the garden. The dining room is set off the hallway through an open archway and also enjoys sliding doors onto the terrace, allowing the house and garden to flow together during the warmer months.

The kitchen/diner is a notable feature of the property, newly fitted with a range of Shaker-style units, stone-effect work surfaces, a built-in oven, hob and extractor, and a sink set beneath a window overlooking the garden. A rooflight brings natural light into the dining area, which offers ample space for a family table. Leading off the kitchen is a walk-in pantry with shelving, together with a utility room providing further work surface, a second sink, space for appliances and an external door to the garden. A separate WC is located off the hallway.

The main bedroom is a superb double room with a range of fitted wardrobes and a spacious en-suite, fitted with a walk-in shower, twin wash basins, a separate bath, WC and heated towel rails. There are two further bedrooms, one with fitted wardrobes, together with a fourth bedroom that works equally well as a study or home office. The

bedrooms are served by a newly fitted family bathroom with a shower over the bath, and an airing cupboard completes the accommodation.

Outside, a private driveway leads to a parking area and a detached brick-built double garage with two up-and-over doors and a pedestrian side door. The wrap-around garden is largely laid to lawn and enclosed by mature trees, shrubs and woodland, providing a high degree of privacy. A sandstone terrace adjoins the sitting and dining rooms, with a further brick-paved terrace and steps leading up to the lawn, ideal for outdoor dining and entertaining.

ANNEXE

A one bedroom annexe may also be available to let by separate arrangement. Please contact us to discuss.

TENANCY INFORMATION

Rent – £2,750 per calendar month.

Deposit – £3,173 (equivalent to five weeks' rent).

Availability – Available now.

Council tax – Band G.

Services – Gas central heating.

Local authority – North Norfolk District Council.

LOCATION

High Kelling is a small village in North Norfolk, set amongst heathland and woodland a short distance from the Georgian market town of Holt. Holt offers an excellent range of independent shops, cafés, restaurants and everyday amenities, together with Gresham's School. The North Norfolk coast is within a few miles, including the popular resort of Sheringham, which has a railway station on the Bittern Line to Norwich, and the surrounding area offers extensive walking and cycling, including Kelling Heath and Holt Country Park.

AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with a camera using a wide-angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

(2) All applicants will be subject to referencing and Right to Rent checks and will be asked to produce original Identity Documentation and Proof of Address before a tenancy is agreed.

Viewings – Strictly by prior appointment through the letting agents' Norwich Office. Tel: 01603 629871



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Woodland Lodge, High Kelling

Approximate Area = 2,626 sq ft / 244 sq m
For identification only - Not to scale



GROUND FLOOR

IMPORTANT NOTICES

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