

Aldreds
Estate Agents

Holly Lodge Wood Street, Catfield, NR29 5DF

Guide Price £650,000

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HOLLY
LODGE

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Catfield, Great Yarmouth, NR29 5DF

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- Substantial Detached House
- Delightful Rural Broadland Location
- Scope for Improvement and Updating
- Large Reception Rooms
- Double Garage
- PV Solar Panels
- Master Suite with Dressing Room
- Oil Central Heating
- Three Bedrooms
- Impressive Grounds



Aldreds are pleased to offer this substantial detached house, located in a pleasant position on the edge of the popular Broadland village of Catfield. Now requiring updating and modernisation, this wonderful property sits in generous, mature grounds with a large driveway leading to a double garage.

With scope to create further accommodation in the loft space, the current accommodation includes two large receptions, a triple aspect kitchen breakfast room with Aga, utility room, two ground floor cloakrooms, a study and three first floor bedrooms including a master suite with dressing room and en-suite shower room. The property offers oil central heating and PV solar panels.





Entrance Hall

Part glazed entrance door with obscure glazed side panels, radiator, stairs to first floor landing, power point, thermostat, shelved walk-in cupboard, doors leading off;

Lounge 24'8" x 16'9" (7.54m x 5.11m)

A tremendous double aspect room with windows to front and side, two radiators, wall lighting, power points, television point, telephone point, timber fireplace surround with inset and hearth with gas coal effect fire.

Dining Room 16'7" x 9'10" (5.08m x 3m)

Window to rear aspect, radiator, power points, wall lighting.

Cloakroom

Rear facing window, hand wash basin within a fitted unit with tiled splash backs, water softener, radiator, doorway giving access to;

W.C.

Rear facing obscure glazed window, low level WC

Kitchen 20'2" x 16'7" (6.15m x 5.07m)

Windows to both side and front aspects, radiator, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel double sink drainer with mixer tap, Aga, island unit with tiled surface and integrated breakfast bar, door giving access to;



Utility Room 13'7" extending to 16'11" x 9'5" (4.16m extending to 5.16m x 2.88m)

Rear facing window, part glazed doors to front and rear, oil fired boiler for hot water and central heating, tiled flooring, plumbing for washing machine, power points, door to garage, doors leading off;

W.C

Rear facing obscure glazed window, low level w.c., integrated hand wash basin.

Study 8'0" x 6'10" (2.44m x 2.09m)

Window to side aspect, tiled flooring, power points.

First Floor Galleried Landing

Window to front aspect, airing cupboard housing hot water cylinder with immersion heater, power points, radiator, large loft access with loft ladder, doors leading off;

Master Bedroom 20'0" x 16'7" (6.12m x 5.07m)

Windows to front and side aspect, radiator, power points, television point, telephone point, built-in wardrobe giving access to;

Dressing Room 10'5" x 9'11" (3.2m x 3.03m)

Window to side aspect, a run of built-in wardrobes with mirrored doors, radiator, power points, door giving access to;

Directions

From Aldreds Stalham office, proceed towards Great Yarmouth along the A149, after approximately 4 miles turn right signposted Catfield. Turn next right into Plumsgate Road and continue for about half a mile, where the driveway to the property can be found on the left hand side, before reaching Wood Street.





En-Suite Shower Room
Rear facing obscure glazed window, part tiled walls, radiator, low level w.c., pedestal hand wash basin, panelled shower cubicle with electric shower.

Bedroom 2 16'10" x 11'3" (5.15m x 3.43m)
Window to front aspect, radiator, power points, built-in wardrobes.

Bedroom 3 16'10" x 11'0" (5.15m x 3.36m)
Window to rear aspect, built-in wardrobe, radiator, power points, hand wash basin within a fitted unit, shavers point with light.

Shower Room
Panelled double size shower with fixed screen, low level w.c., pedestal hand wash basin, part tiled walls, radiator, shaver point with light.

Loft Space
The property has been designed with the potential to create further accommodation within the loft space, which is a large open trussed area with scope for further bedrooms and possible bathroom or shower room. The large galleried landing would then potentially accommodate a further staircase to the second floor. This is subject to any required planning permissions and building control approval.

Outside
The property occupies a hugely generous plot with a shingled sweeping driveway extending to the front of the property. The grounds are predominately laid to lawn, with mature tree planting and shrubbery to borders and a pond, garden building to the far side.

Double Garage 20'0" x 16'10" (6.12m x 5.15m)
Two front facing electrically operated up and over doors, power and lighting.

Solar Panels
The property offers PV Solar Panels.

Tenure
Freehold.

Services
Mains water, electric & drainage

Council Tax
North Norfolk District Council - Band: 'E'

Location
Catfield is a semi rural Broadland village with facilities including Post Office/Store, First School, Church, Bus Service and a Public House. The village lies conveniently between the Rivers Ant and Thurne. Catfield Staithe offers boating access to Hickling Broad and the River Thurne beyond. The nearby Broadland town of Stalham offers a full range of amenities and is approximately 3 miles distant, with Norwich and Great Yarmouth both approximately 14 miles.

Reference
PJL/S10074







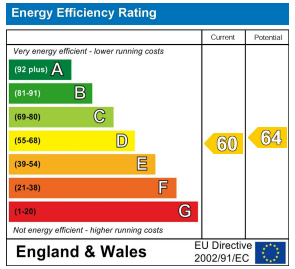
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

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