



Woodlands, Warren Road, High Kelling, Holt, NR25 6QU

welcome to

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Accommodation on offer includes entrance hall, large L shaped sitting room, glass roofed conservatory, kitchen, 3 ground floor bedrooms (1 en suite) and family bathroom. Upstairs are 2 more bedrooms, 1 with a WC. An ideal 'project property' in a wonderful position on the edge of the village.



Description

An extremely spacious 4-5 bedroom detached house, with a mature wooded backdrop. Peacefully positioned down a private lane, now requiring re-decoration and general modernisation, A standout feature is the generous eaves space, offering fantastic potential to transform into additional living space - the possibilities are yours to explore. Priced to sell!

Entrance Door To;

Entrance Lobby

Doors to garage and;

Entrance Hall

Airing Cupboard housing a water tank, cloaks cupboard, staircase, radiator.

Sitting Room

26' 5" max x 23' 10" max (8.05m max x 7.26m max)
A large L shaped room with brick fireplace and tiled hearth, 3 radiators, picture lights, double glazed sliding door to side, 2 double glazed windows to side and double glazed sliding door to;

Glass Roofed Conservatory

24' 3" x 10' 5" max (7.39m x 3.17m max)
2 radiators, double doors to garden.

Kitchen

16' 11" x 9' 9" (5.16m x 2.97m)
Wall and base units, stainless steel double drainer sink, stable style door to side, double glazed window to side, built in oven, hob and hood, recess for dishwasher, recess for washing machine, radiator.

Bedroom 2

13' 6" x 9' 3" (4.11m x 2.82m)
Double glazed window to side, radiator, reading light.

En Suite

Avocado suite comprising shower cubicle, WC, wash basin, double glazed window to side, radiator.

Bedroom 5 /Office

11' 5" x 7' 1" (3.48m x 2.16m)
Double glazed window to front, radiator.

Bedroom 3

15' x 8' 6" + door recess (4.57m x 2.59m + door recess)
Double glazed window to front, radiator.

Family Bathroom

Jacuzzi bath with tiled side, shower cubicle, tiled floor, WC, wash basin, double glazed window to side, 2 radiators.

Landing

Velux window.

Bedroom 1

16' 9" max narrowing to 12' 8" x 16' 9" max (5.11m max narrowing to 3.86m x 5.11m)
Double glazed window to front and side, 2 radiators.

Wc Ensuite

With wash basin and heated towel rail

Bedroom 4

14' 10" x 9' 3" (4.52m x 2.82m)
Radiator, velux window,

Outside


Brick weave drive to garage measuring 17ft 5 x 9ft 2 with roller door, wall mounted boiler, light and power. Lawned rear garden with summerhouse. Shed to the side,



Total floor area 203.2 m² (2,187 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


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Woodlands, Warren Road, High Kelling, Holt

- Large L shaped sitting room with large conservatory off
- 3 ground floor bedrooms (master en suite)
- 2 first floor bedrooms
- 4 piece bathroom with jacuzzi bath
- No onward chain

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

£595,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HOL106800 - 0004

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