



PRICE GUIDE

£340,000

Church Road, West Beckham, Holt NR25 6NX

Arnolds | Keys



THE PROPERTY

Windrush, Church Road, West Beckham, Holt, NR25 6NX

Offered with no onward chain is this well-proportioned, semi-detached dwelling enjoying open views over the surrounding farmland. The property enjoys a southerly aspect at the rear and has been extended to provide just over 1300 sq. ft. of internal space. The property has the benefit of an oil fired central heating system and offers three bedrooms and two bathrooms.

West Beckham itself lies just south of the coast at Sheringham and just a short drive to the popular Georgian town of Holt. The attractive flint Village Church and the traditional Wheatsheaf Public House are both close by.



With its south facing gardens and rural views over farmland, this is an ideal home for those seeking comfortable countryside living.



THE DETAILS

Property Details

ENTRANCE PORCH

With part-glazed, composite entrance door and window to front. Further part-glazed door and side panel leading to:

HALL

Radiator, wood flooring, open-tread staircase to first floor, glass panelled door to:

LOUNGE

A lovely light room with large window to front aspect, radiator, wood burning stove on stone hearth with red brick surround, provision for TV. Wide archway leading to:

DINING ROOM

Radiator, sliding patio doors to:

GARDEN ROOM

Wood laminate flooring, glazed double doors to rear, south facing garden, part glazed door to:

KITCHEN/BREAKFAST ROOM

With window overlooking rear garden with second window to the side, range of shaker-style base and wall cabinets with laminated work surfaces and tiled splashbacks, inset sink unit, provision for washing machine, inset electric cooker. Opening to breakfast area with further storage cabinets and tiled splashbacks, oil fired boiler providing central heating and domestic hot water, archway to dining room and glass panelled door to hall.

LOBBY

With doors front and rear, panelled glass door to GARAGE, door to:

GROUND FLOOR BATHROOM

Panelled bath, close coupled w.c., pedestal wash basin, tiled shower recess, radiator, part-tiled walls and floor, window to rear.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM 1

Window to front aspect with views over open farmland. Radiator, large fitted wardrobe cupboard with sliding mirror doors.

BEDROOM 2

Window to south facing rear aspect, radiator,

BEDROOM 3

Window to front aspect with views over open farmland. Radiator, built-in store cupboard.

BATHROOM

Window to south facing rear aspect, panelled bath with electric shower and screen above, pedestal wash basin, close coupled w.c., fully tiled walls and floor, built-in airing cupboard.

OUTSIDE

Attached brick built GARAGE: With up and over door to front, glass panelled door to lobby, roof light, second high level window to side, electric light and power. Timber GARDEN SHED, GREENHOUSE.

GARDENS

To the front of the property is the oil storage tank and a gravelled driveway providing ample off-road parking. The rear garden is fully enclosed and has a patio, lawned area with established plating to the borders.

AGENTS NOTE

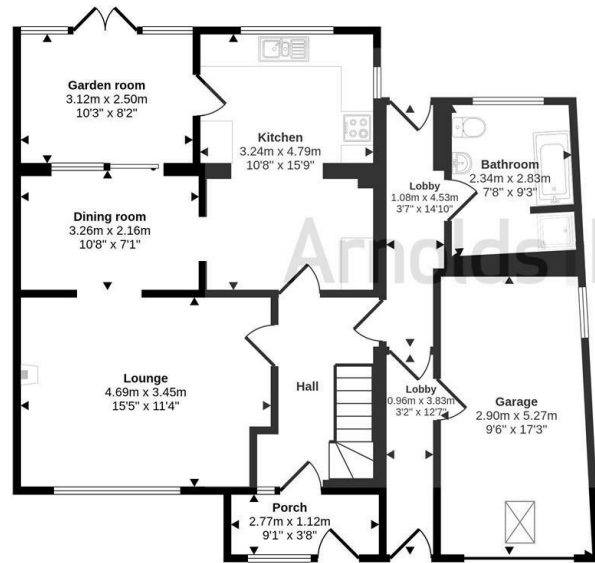
The property is freehold, has mains electricity, water and drainage connected. The property has a Council Tax rating of Band C.



Location

West Beckham is a small, picturesque village in North Norfolk, England, close to the popular coastal town of Sheringham. Surrounded by rolling farmland and countryside, it has a peaceful, rural character. The village is centred around its historic church, St Helen's, and a collection of traditional Norfolk houses and cottages. Its location offers easy access to the North Norfolk coast, including beaches, cliffs and nature reserves. West Beckham is an ideal example of a quiet English country village, combining historic charm, beautiful scenery and a strong sense of tranquillity.

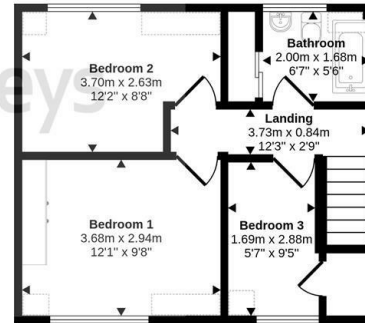
Approx Gross Internal Area
130 sq m / 1399 sq ft



Ground Floor
Approx 93 sq m / 998 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 37 sq m / 401 sq ft



Contact Us

11 Station Road, Sheringham, Norfolk, NR26 8RE
coastal@arnoldskkeys.com
www.arnoldskkeys.com
01263 822373

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