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2, All Saints Close . Weybourne . NR25 7HH



**Guide £325,000**

# ATTRACTIVE VILLAGE SETTING WITH ITS OWN STREAM RUNNING THROUGH THE GARDEN

This property is approached over a gentling sloping ramp up to the front porch which opens to the wide hallway. The sitting room overlooks the front garden and has a fireplace which used to house a wood burner but now houses a small electric stove (not included) the dining area enjoys an open plan design with a door and window to the rear garden and flowing through to the kitchen. This is comprehensively fitted with a range of bespoke units incorporating a built in oven and hob and a sink unit beneath the large picture window. The principal bedroom has a door and window opening to the conservatory and the recently converted wet room. The second bedroom is set at the front of the property as is the other bathroom with a full three-piece suite.

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The garage is now more of a workshop but could house a smart car if required. There is a driveway for off-road parking too. The front garden is well stocked with mature shrubs, plants and a lawn. The rear garden has a paved patio leading to a lawn which in turn leads to the gently flowing stream and mature hedge boundary. There is a small timber shed in the garden too.

**Please note:** It is the vendor's express wish that the property is sold as a permanent home and not a holiday home.



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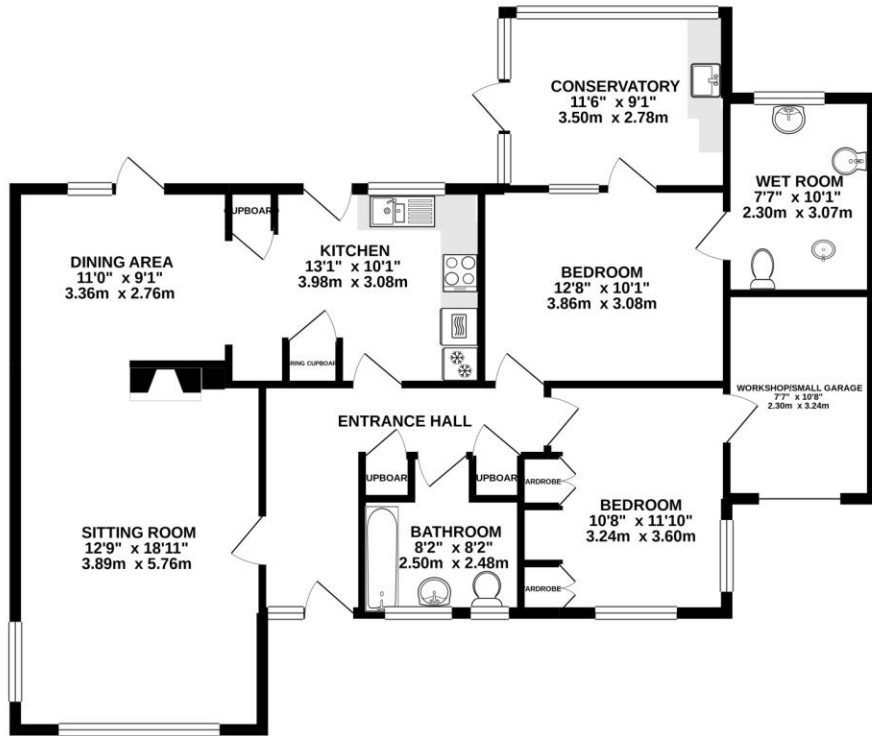
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GROUND FLOOR  
1136 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 56   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. 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 £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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