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The Beeches, Bernard Close . High Kelling . NR25 6QY



**Guide £430,000**



# DETACHED BUNGALOW SET ON A PRIVATE ROAD

A detached bungalow set on a private road in this sought-after location. The bungalow is in need of some updating and offers entrance porch leading to the entrance hallway with doors to all rooms. The sitting room is to the front of the property with feature fireplace housing gas fire and opening to the Dining Room with multi fuel wood burner. A garden room sits to the side of the dining room which leads out onto the patio area. Leading from the dining room into the fitted kitchen/breakfast room with a range of base and wall units and door to utility room with butler sink, wall mounted boiler, shelving and door to the cloakroom. A Conservatory is at the rear with French doors and views over the garden. There are two large double bedrooms with built in wardrobes, main bedroom with dressing room and Ensuite bathroom. Further bedroom/office. Family shower room. The bungalow offers gas central heating, double glazed windows and doors, original wooden floorboards in the hallway, sitting room and dining room.

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There is off road parking for 3-4 cars, with car port for a further two spaces. Access leading round to the rear garden, which is fully enclosed, garden pond with pump, garden shed, green house and workshop all with electric, patio seating area.



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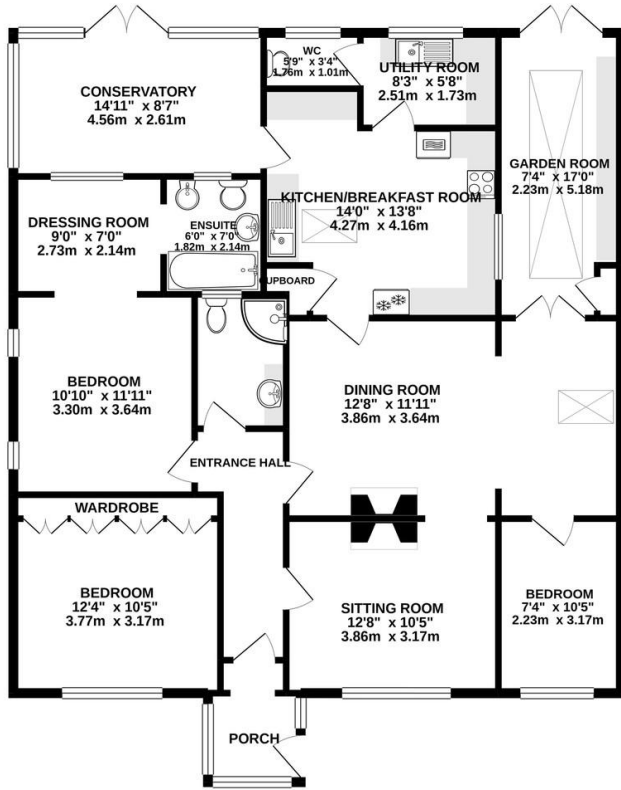
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GROUND FLOOR  
1443 sq.ft. (134.0 sq.m.) approx.



TOTAL FLOOR AREA: 1443 sq.ft. (134.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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		
69-80	C		79   C
55-68	D	61   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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