



ASHVALE, HIGH KELLING

Guide Price £775,000





ASHVALE

Vale Road, High Kelling, Norfolk, NR25 6RA

LOCATION

High Kelling is on the North Norfolk coast in an area of outstanding natural beauty. The area is famous for its wonderful coastline, wildlife and scenery. Blakeney, Cley and the Georgian town of Holt are close by. There are several golf courses, bird reserves and National Trust properties nearby. The attractive village of High Kelling has its own Post Office/Store, Social Centre and Doctors Surgery. Good educational facilities include the private Gresham's School in Holt for boys and girls from preparatory through to Sixth Form and also Beeston Preparatory School.

There are mainline trains from Sheringham to Norwich and onward to Liverpool Street in London. The International Airport in Norwich (approximately 23 miles) is easily accessible and of course there is the North Norfolk Steam Railway.

DESCRIPTION

A large detached family house situated on a private road in the popular village of High Kelling. The property has been renovated to a high standard throughout by the current owners and briefly comprises; entrance porch, entrance hallway, living room, open plan kitchen/breakfast room, dining room, cloakroom and rear porch to the ground floor. On the first floor you will find a large landing with built in storage cupboards, three double bedrooms, a fourth bedroom/study, family bathroom and a shower room. The property is approached via a large driveway providing ample off road parking leading to a double garage with workshop. The property sits on a corner plot measuring 0.5 acres (stms) and benefits from beautifully landscaped gardens providing a fabulous entertaining space including a formal lawn, circular patio and terrace area. You will also find a summerhouse and potting shed within the grounds.



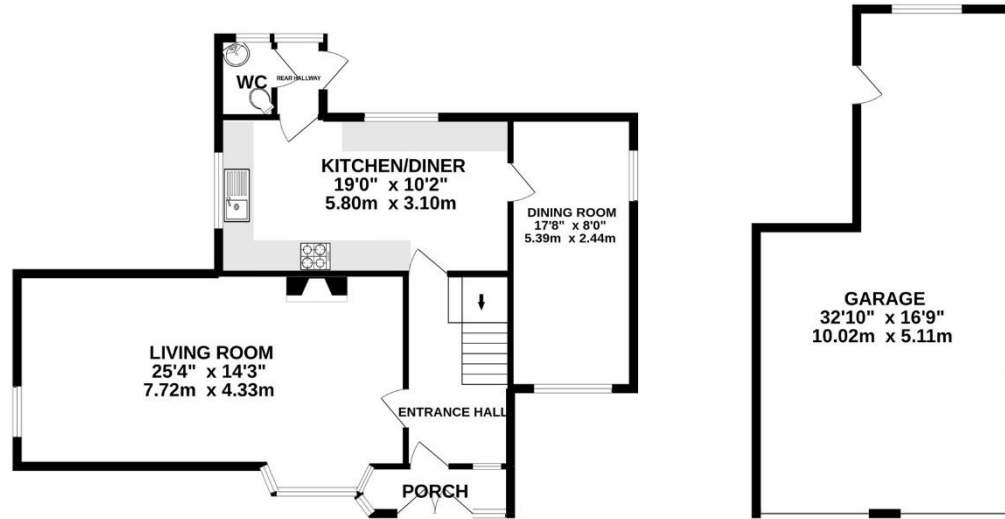
ASHVALE SPECIFICATION

- Detached house.
- Situated on a private road in the popular village of High Kelling.
- Large corner plot measuring 0.5 acres (smts).
- Renovated to a high standard throughout by the current owners.
- Open plan kitchen/breakfast room with built in appliances.
- Living room with French doors leading into the rear garden.
- Dining room.
- Cloakroom.
- Three double bedrooms with fitted wardrobes.
- Bedroom four/study.
- Family bathroom.
- Shower room.
- Substantial, beautifully landscaped gardens including a formal lawn, circular patio and terrace area.
- Summerhouse.
- Potting shed.
- Double garage with workshop.
- Ample off road parking.
- Gas central heating.

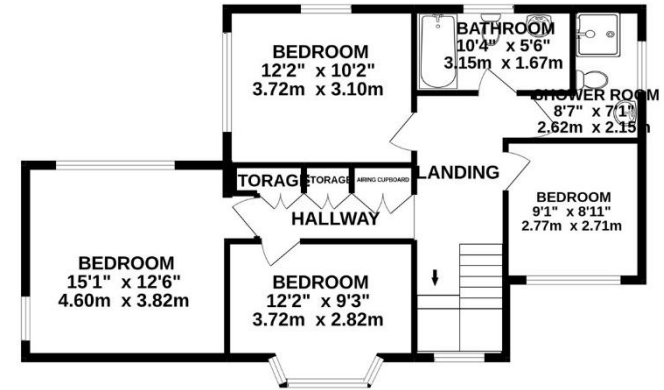




GROUND FLOOR
1271 sq.ft. (118.1 sq.m.) approx.



1ST FLOOR
744 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 2016 sq.ft. (187.3 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 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		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

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