



PINEHEATH ROAD

High Kelling, Norfolk, NR25 6QF
Guide Price £525,000

BROWN & CO

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 four bedroom detached bungalow situated on a quiet road in the popular village of High Kelling. The property would merit improvement and briefly comprises; entrance hallway, kitchen, open plan living/dining room, cloakroom, master suite with shower room, three double bedrooms, study and family bathroom. The property has the benefit of UPVC sealed unit double glazing throughout and oil fired central heating. The property is approached via a brick weave driveway offering ample off road parking leading to an attached double garage with boiler room. To the rear of the property is fully enclosed garden with a paved patio and grassed area.

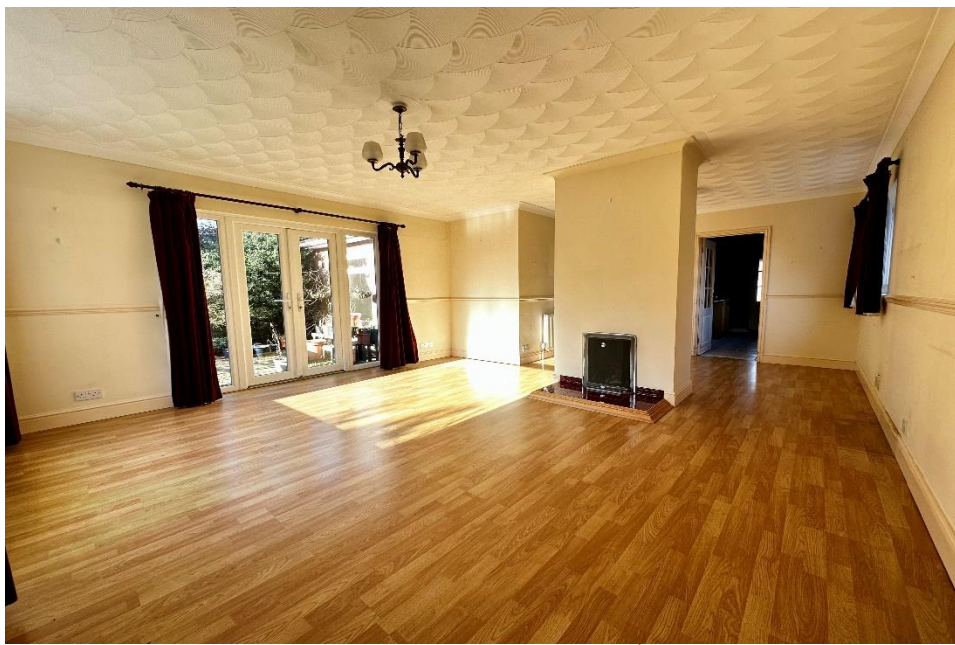
ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

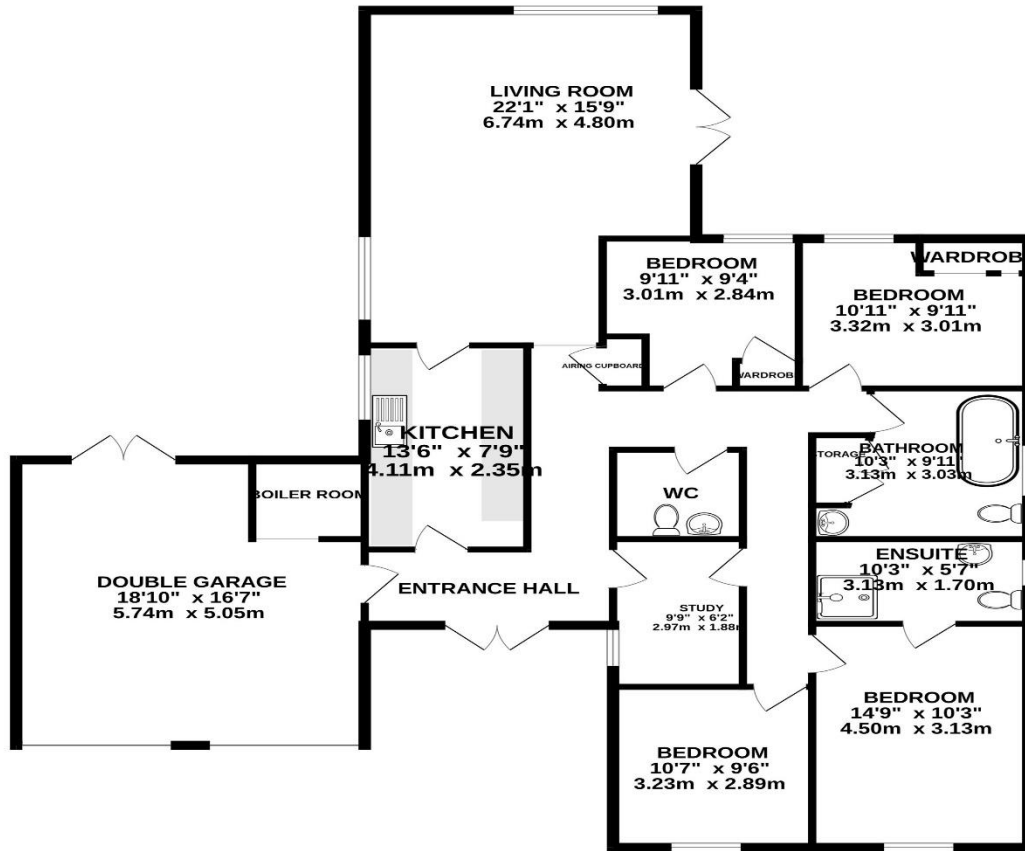


SPECIFICATION

- Detached Bungalow.
- Popular Village Location.
- Oil Fired Central Heating.
- UPVC Double Glazing.
- Kitchen.
- Open Plan Living/Dining Room.
- Master Suite with Shower Room.
- Three further Double Bedrooms.
- Study.
- Family Bathroom.
- Cloakroom.
- Attached Double Garage with Boiler Room.
- Ample Off Road Parking.
- Fully enclosed, private Rear Garden.
- Would benefit from modernisation throughout.
- No Chain.



GROUND FLOOR
1643 sq.ft. (152.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1643 sq.ft. (152.6 sq.m.) approx.

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