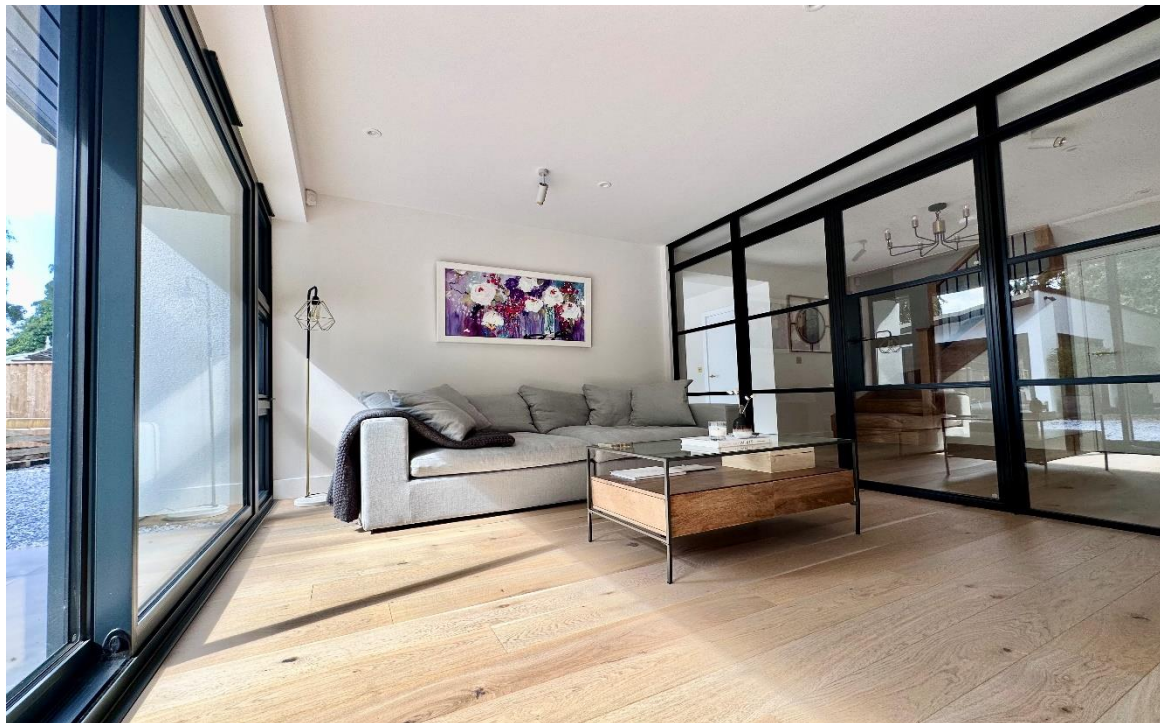




ARDEN

Guide Price £1,295,000





ARDEN

Avenue Road, High Kelling, Norfolk, NR25 6RD

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 with superb walking, golfing, sailing and bird watching activities. The attractive village of High Kelling has its own Post Office/Store, Social Centre and Doctors Surgery.

Holt is a beautiful Georgian County town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and close to this property, originally founded in 1515 it provides pre-prep, prep and senior schools. The cathedral city of Norwich is just twenty-six miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

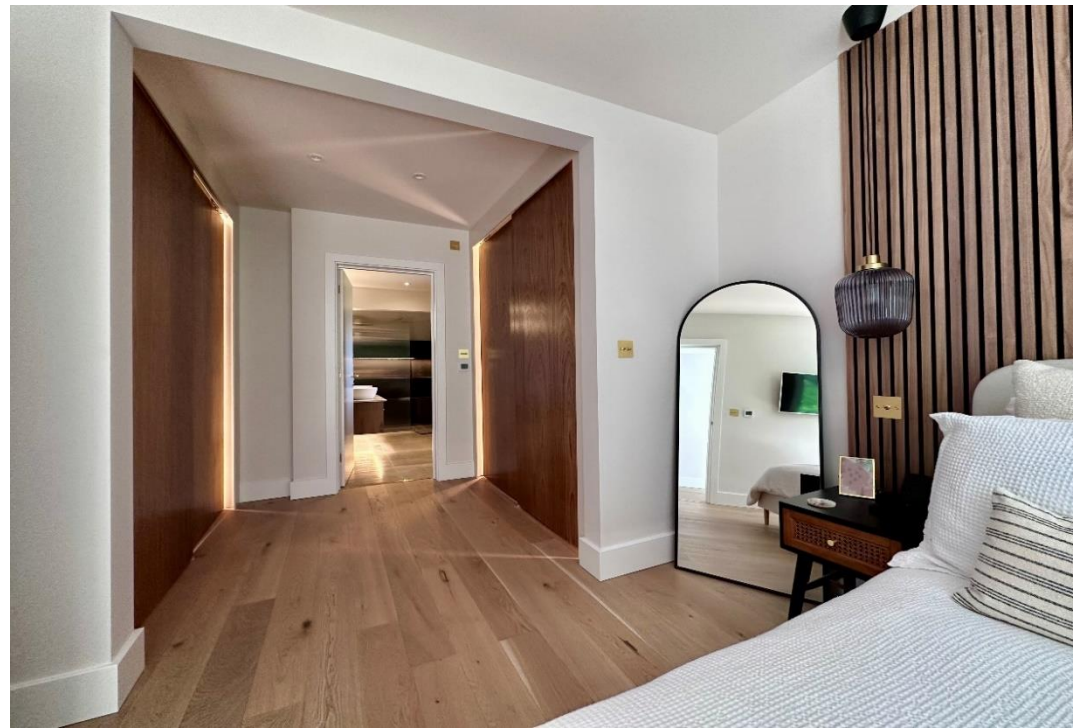
DESCRIPTION

Arden is a superb architecturally designed four bedroom residence situated in just under an acre of private grounds (stms). Through the private gates you're greeted with black stained larch, white render, Champagne coloured stainless steel cladding and stainless steel Lindab guttering that adorns the properties exterior. A minimalist laminated glass balcony is situated on the front elevation that provides views over the gardens and woodland below. Large panoramic sliding glass doors from the living room are perfect for the warmer months to enjoy the privacy of the fully enclosed garden grounds. This is complimented by Slate effect roof tiling and bespoke Aluminum framed windows and doors in Anthracite Grey. This contemporary home is both elegant and design focused with light filled living spaces. The owners have designed a breath-taking contemporary interior creating an elegant and sophisticated home whilst providing high end style and functionality.



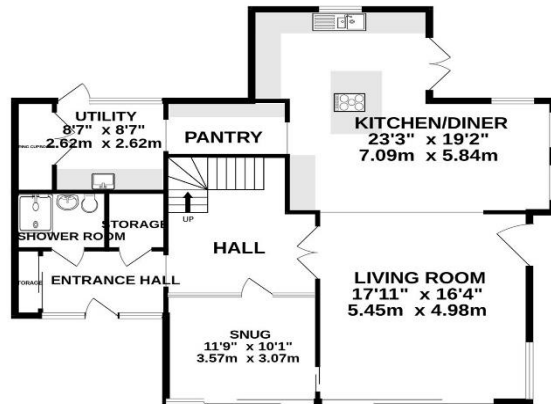
ARDEN SPECIFICATION

- Renewable energy with air-source heat technology serving all hot water and underfloor heating to ground and first floors
- Open plan living with a contemporary flow, seamlessly integrating living, kitchen and dining areas
- High specification kitchen with a range of quality integrated appliances
- Innovative panoramic sliding doors offering a bridge between living space and outdoors
- Engineered hardwood flooring, and quality porcelain tiling
- Morso contemporary wood burner in living room
- Bespoke, handmade staircase using a combination of oak and steel rails
- Solar powered Velux windows to ground and first floors
- Master suite with dressing area and en suite shower room
- Hi specification sanitary ware in all bathrooms designed for pure indulgence
- Bespoke Crittall glass partition
- Buster & Punch fittings throughout
- Peace of mind with fitted security system including security cameras
- Private landscaped gardens creating a 'personal sanctuary' providing a fabulous entertaining space perfect for 'al fresco' dining
- Double Garage and modern fitted Gym with power, light, water and drainage
- Private gated entrance providing complete privacy

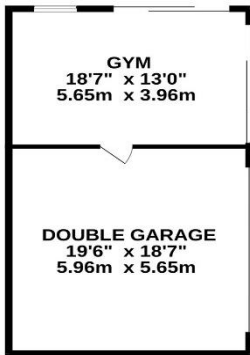
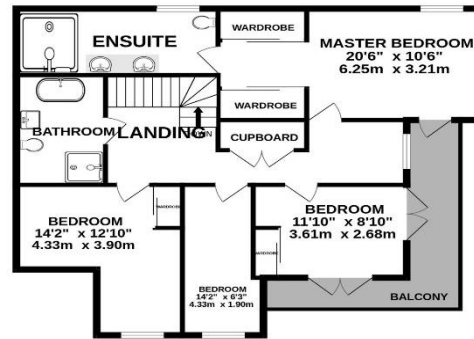




GROUND FLOOR
1775 sq.ft. (164.9 sq.m.) approx.



1ST FLOOR
893 sq.ft. (83.0 sq.m.) approx.



ARDEN, AVENUE ROAD NR25 6RD

TOTAL FLOOR AREA : 2668 sq.ft. (247.8 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		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GENERAL REMARKS & STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed. Prospective purchasers should be aware a family member of the seller works at Brown & Co.

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