



The Beeches, High Kelling

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Pointens









## The Beeches, Bernard Close, High Kelling, Norfolk NR25 6QY

Holt: 1 mile, North Norfolk Coast: 1 mile

Norwich: 20 miles

A contemporary style home quietly situated in this wooded and much favoured North Norfolk village. The Beeches is situated just 1 mile from the fine Georgian town of Holt and 1 mile from the heritage coastline and its extensive wildlife and leisure facilities.

**Guide Price £800,000**



## THE PROPERTY

The property offered for sale is a spacious detached contemporary single storey dwelling pleasantly situated in this popular wooded North Norfolk village. The property has exceptionally well appointed accommodation comprising an entrance porch, an entrance hall, an open plan sitting room and kitchen/diner with bi-fold doors opening onto the rear garden, a master bedroom with an en suite bathroom and three further good size bedrooms, a family bathroom and a utility room. The property enjoys the benefit of gas fired central heating, walnut flooring throughout and UPVC sealed unit windows and doors. Outside, there is ample off street parking to the front of the property for several vehicles and to the rear there is a very private, fully enclosed, lawned garden.

## LOCATION

High Kelling is a small, part wooded village, part bordered by Kelling Heath. Amenities include a medical practice, pharmacy and dentist, a village shop and Post Office and the Poppy Line steam railway station. Around 1½ miles away is the Georgian market town of Holt. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about 4 miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over 20 miles distant from where there is a fast rail service to London Liverpool Street.

## DIRECTIONS

Leave Holt via Station Road. At the bypass turn left towards Sheringham. Proceed over the roundabout. Upon entering the trees continue for around 1/4 mile and then turn left into Bridge Road. Bernard Close is then the first turning on your right hand side. The Beeches will then be found on the left hand side, after a short distance.

## ACCOMMODATION

The accommodation comprises:

Entrance porch, door leading to -

### Entrance Hall

Radiator. Walnut flooring.

**Open Plan Living Area:** Comprising

### Sitting Room

Two radiators. Television point. Electric wall mounted fire. Wide archway to -

### Kitchen/Diner

Range of fitted base units with quartz worktops over. Inset one and half bowl sink unit with mixer tap. Fitted dishwasher, fridge/freezer and double oven. Island unit with a breakfast bar and inset induction hob plus extractor hood. Radiator. Shelved cupboard. Bi-fold doors opening onto the rear garden.

### Utility Room

Range of fitted base units with working surface over. Plumbing for automatic washing machine and tumble drier. Inset single drainer sink unit with mixer tap. Space for free standing fridge/freezer. Radiator. Door to rear garden.

### Cloakroom

Washbasin, W.C.

### Bedroom One

Radiator.

### En suite

Free standing bath with mixer tap and shower attachment. Radiator. Vanity unit with basin over. W.C., walk-in shower. Double doors leading to the rear garden.

### Bedroom Two '8)

Radiator.

### Bedroom Three

Radiator. Extensive range of fitted bedroom furniture.

### Bedroom Four

Radiator.

### Bathroom

Panelled bath with mixer tap and shower attachment, shower screen, W.C. Vanity unit with basin over. Heated towel rail. Wall mounted mirror with light and electric shaver point.

### Curtilage

To the front of the property there is a shingled parking area for several vehicles. To the rear there is a garden which is mostly laid to lawn together with a patio area, an outside tap and inset mature trees , this is all enclosed by a mixture of wooden panelled fencing and mature hedging.

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### General Information

**Tenure:** Freehold.

**Council Tax Band:** D (2023/24—£2142.02)

**Services:** All mains services are connected.

**Local Authority:** North Norfolk District Council tel: 01263 513811.

**Viewing:** Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

**Energy Performance Certificate:** Band C.

**Ref No:** H313122.

### Important Notice

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These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

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Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

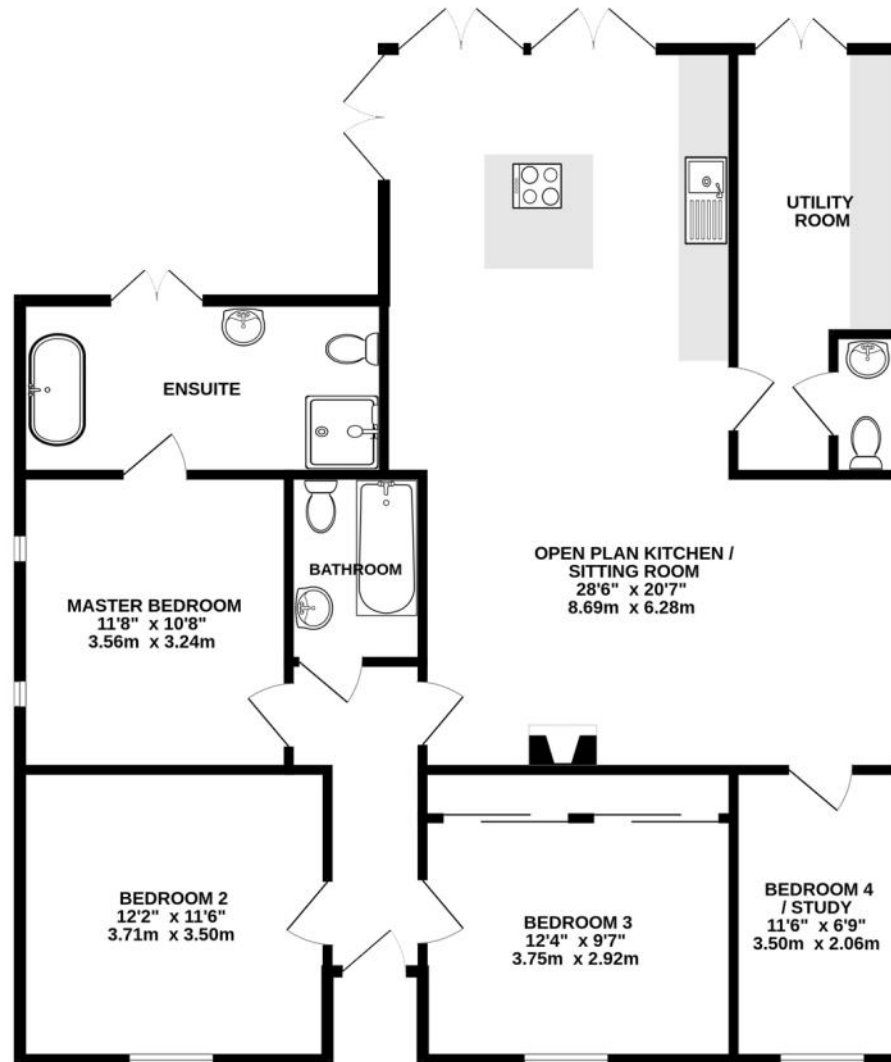
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# The Beeches, Bernard Close, High Kelling, NR25 6QY

TOTAL APPROX. FLOOR AREA 1239 SQ.FT (115 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and 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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