



Lauradale, Edgefield

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Pointens





Lauradale, Norwich Road  
Edgefield, Norfolk NR24 2RL  
Holt 3 miles, North Norfolk Coast 6 miles,  
Norwich 20 miles

A spacious detached house offering 3 reception rooms and four double bedrooms situated just 3 miles from the popular Georgian town of Holt and just 6 miles from the unspoilt North Norfolk heritage coastline.

Guide Price £549,950



## THE PROPERTY

The property offered for sale is a extremely spacious detached, family sized home with accommodation of around 2000 square feet. Constructed in 1990 this imposing house has well appointed accommodation that comprises of an entrance hall, a treble aspect sitting room with a red brick fireplace housing a multifuel burner. A dining room, a very fitted out kitchen/breakfast room, utility room and cloakroom. On the first floor a large landing leads to four double bedrooms with the master having en-suite facilities, and a family bathroom. The property also enjoys Upvc sealed unit windows and doors and LPG gas fired central heating. Outside a shingled driveway provides ample off street parking and this in turn leads to a double garage. There are very well tended private gardens to the rear and side of the house.

## LOCATION

Edgefield is a pretty North Norfolk village situated 3 miles from the popular Georgian market town of Holt which has excellent shopping, schooling and leisure facilities and is renowned for Gresham's Schools which take boys and girls through from pre-prep to age 18. Edgefield has a village green and pond, a garden centre/farm shop and a public house, 'The Pigs', which won Country Life's Country Pub of the Year Award in 2009. The North Norfolk Coast is ideal for walking, bird watching and sailing. There are popular golf courses at Sheringham, West Runton and the Royal West Norfolk Golf Club in Brancaster. Both King's Lynn and Norwich offer direct rail links to London (about 110 minutes) and Norwich Airport offers a choice of domestic and international flights.

## DIRECTIONS

Leave Holt High Street via Station Road. At the T junction proceed straight over into the central reservation and turn right towards the roundabout. At the roundabout take the first left exit into Norwich Road. Continue along this road towards Norwich through the village of Edgefield and Lauradale is on your right hand side just after going past the village hall.

## ACCOMMODATION

The accommodation comprises:

Front Door leading to -

Entrance Porch

This in turn leads to an-

Entrance Hall

Stairs to first floor with cupboard under, Radiator, coats cupboard.

### **Sitting Room (23'7 x 14'8 treble aspect)**

Red brick fireplace housing a multifuel burner. Fitted window shutters, ceiling beams, television point. Two radiators, archway to

### **Dining Room (13' x 11')**

Radiator, double doors to

### **Garden Room (10'8 x 9'6)**

Tiled floor and door to the rear garden.

### **Kitchen/Breakfast Room (23'3 x 11'3 double aspect)**

Range of base units with working surfaces over, inset 1 1/2 bowl sink with mixer tap. Cooking range with gas hob with extractor hood over. Fitted dishwasher, tiled splashbacks. Space for American style fridge/freezer. Range of matching wall units. Two radiators. Television point. Door to rear garden.

### **Utility Room (8' x 5'10)**

Base unit, fitted worktop, plumbing for automatic washing machine and tumble dryer. Wall mounted units, radiator. Door to garage.

## General Information

Tenure: Freehold.

Services: Mains water, electricity . Drainage is via a septic tank.

Council Tax Band: E £2676.22 2023/24.

Energy Performance Certificate: E

Local Authority: North Norfolk District Council. Tel: 01263 513811.

Viewings: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

Reference: H313177

Agents Note: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

## Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

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

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.

### Large first Floor Landing (15'5 x 13')

Fitted cupboards, radiator.

### Bedroom One (14'8 x 11' double aspect)

Radiator. Two fitted double wardrobes, ceiling beams

En-suite

Shower cubicle with shower, vanity unit with wash basin over, wc. Radiator.

Half tiled walls, Velux window.

### Bedroom Two (14'9 x 10' double aspect)

Radiator. Fitted double wardrobe, ceiling beams.

### Bedroom Three (11' x 10')

Radiator. Fitted double wardrobes, ceiling beams.

### Bedroom Four (11' x 10')

Radiator. Fitted double wardrobe, ceiling beams.

### Family Bathroom

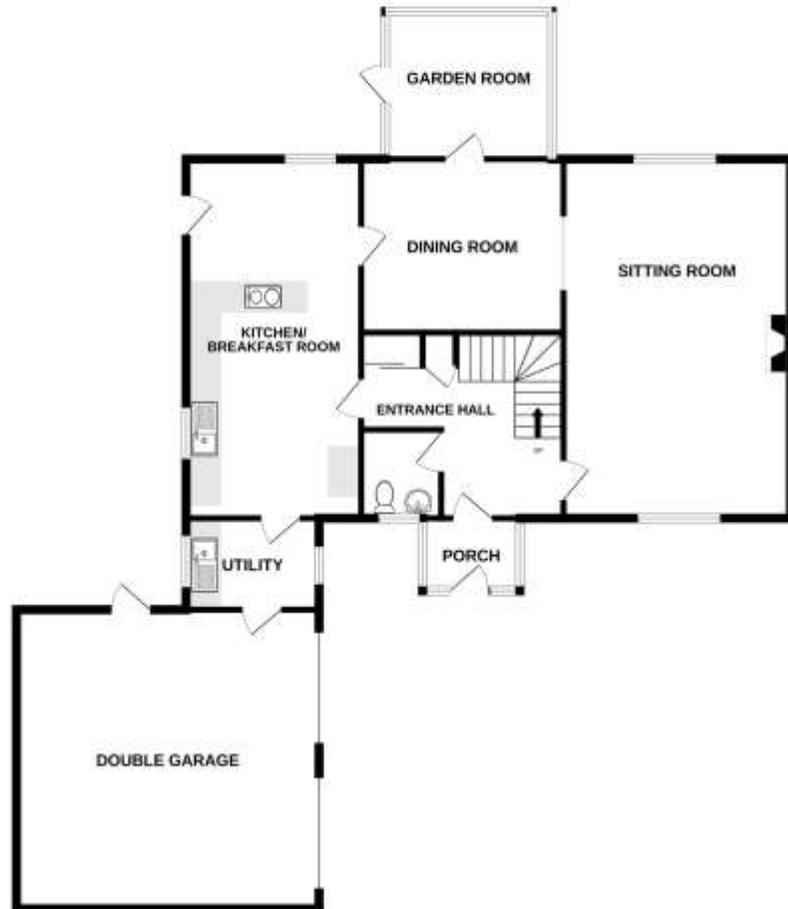
Panelled bath with fitted shower screen and shower over, wc, vanity unit with washbasin over. Radiator. Half tiled walls, ceiling beams.

### Curtilage

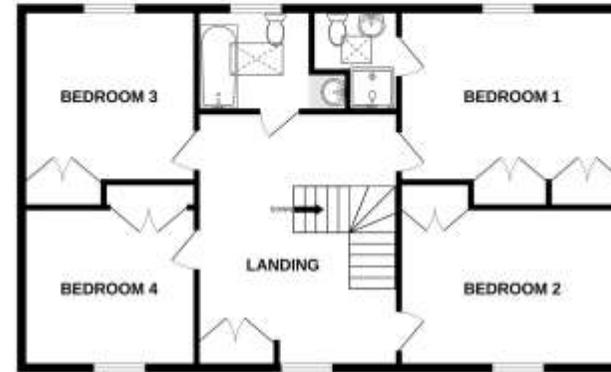
The property is approached over a gravelled driveway that provides ample off street parking for several vehicles, this in turn leads to a brick and tiled garage (19'8 x 19') with two up and over doors, electric power and light and personnel door to the rear garden. There are pleasant and very private gardens to the rear of the property that are mostly laid to lawn with various inset flower and shrub bed borders and a summer house. To the side of the property there is a further private lawned garden with a patio area, inset flower and shrub bed borders. The LPG gas tank. The gardens are all fully enclosed with mostly wooden panelled fencing.



GROUND FLOOR  
1449 sq.ft. (134.6 sq.m.) approx.



1ST FLOOR  
898 sq.ft. (83.5 sq.m.) approx.



LAURADALE, NORWICH ROAD, EDGEFIELD NR24 2RL

TOTAL FLOOR AREA : 2347 sq.ft. (218.1 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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