



Holt Road, North Elmham

Offers In Excess of £200,000

Holt Road

North Elmham, Dereham

Upon entry, a spacious hallway guides you through the ground floor rooms, including a generous living room with a brick fireplace and a well-appointed kitchen. A second versatile reception room adds to the functionality of the home, ideal for use as a study or additional living space. Upstairs, three ample bedrooms offer versatility, while a conveniently located shower room enhances comfort. Outside, the property's sizable garden plot presents opportunities for outdoor enjoyment and landscaping, complemented by small outbuildings for added storage.

THE LOCATION

Situated in North Elmham, this property enjoys a charming location opposite a village playing field, tennis courts and a bowls club, offering open views right at your doorstep. The nearby renowned Kings Head Pub is perfect for unwinding and socialising over delightful food. Additionally, residents benefit from walking distance access to a village shop for their grocery needs whilst Elmham Surgery and a primary school nearby cater to health and educational needs. Also a short drive to Dereham town provides a wider array of shopping, entertainment and leisure options.



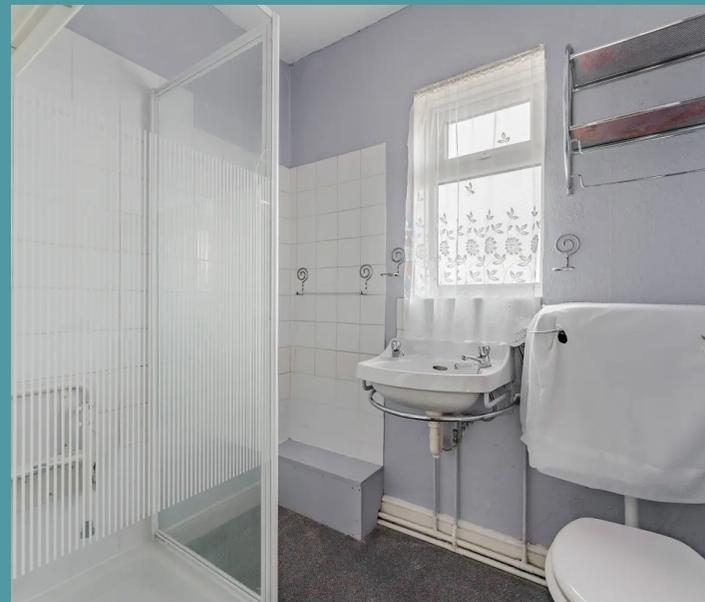


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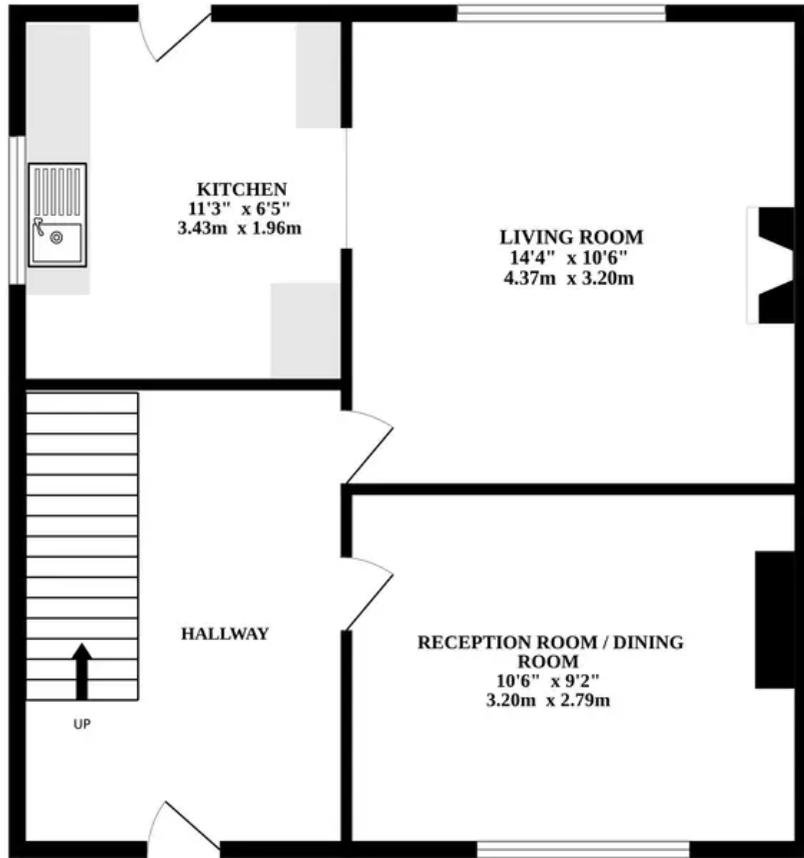
THE PROPERTY

Upon entering the property, you are greeted by a spacious hallway that provides access to all the ground floor rooms, creating a seamless flow throughout the home. The generous living room features carpeting, a brick fireplace and offers easy access into the well-appointed kitchen. The kitchen itself is of a good size, boasting ample cupboard space and providing access to the rear of the property. A versatile second reception room, perfectly suited for use as a study or additional living space, adds to the functionality of this home.

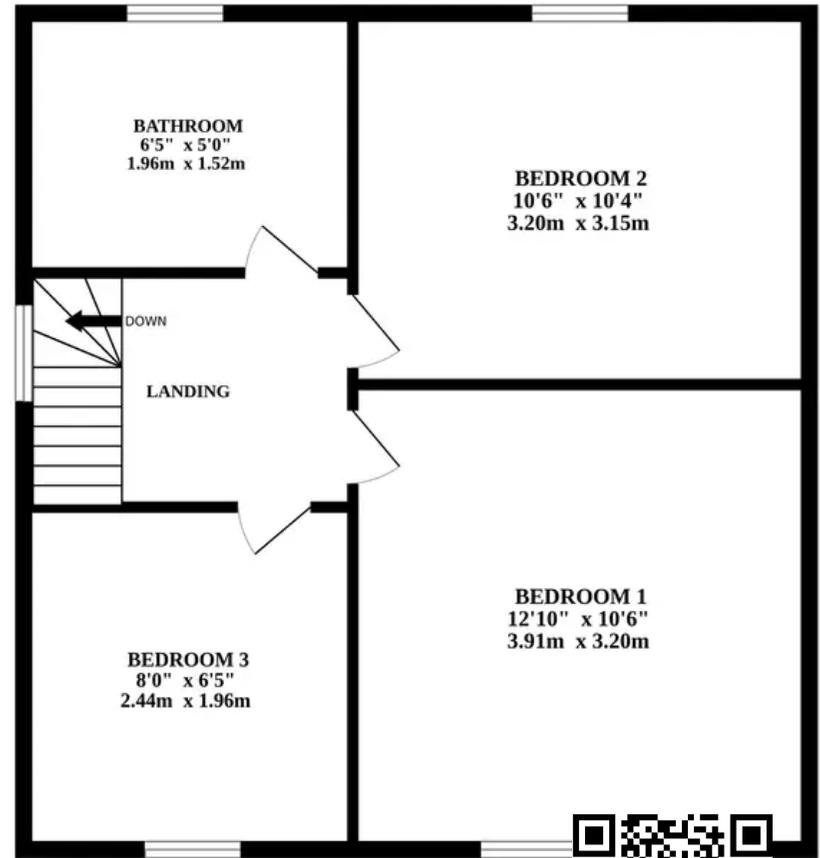


Upstairs, three well-proportioned bedrooms await, each offering ample space to be configured according to your individual needs and preferences. Whilst a conveniently located shower room, fitted with fixtures and fittings for your comfort and convenience.

GROUND FLOOR



1ST FLOOR



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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Externally, this property boasts a great-sized garden plot, featuring a combination of lawn and patio areas, as well as small outbuildings for additional storage. The potential for outdoor enjoyment and landscaping is abundant, providing a blank canvas for creating your own private space.

AGENTS NOTE

We understand this property will be sold freehold connected to mains water, electricity and drainage.

Oil Fired Central Heating

Council Tax Band - B

