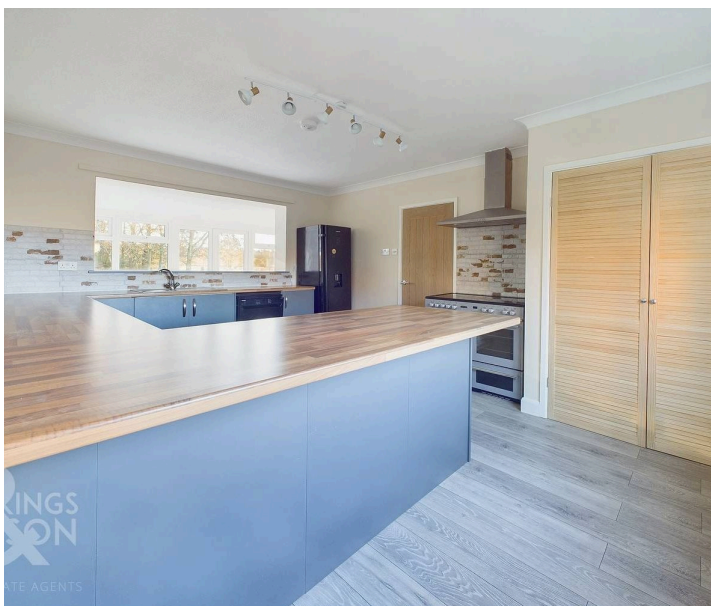




Holt Road, Wood Norton - NR20 5AY

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Holt Road

Wood Norton, Dereham

NO CHAIN. This recently REFURBISHED and modernised DETACHED BUNGALOW occupies a 1.72 ACRE PLOT (stms), whilst offering a wealth of potential inside and out, with PLANNING APPROVED for a garage conversion, whilst enjoying a separate WOODLAND and Paddock, as well as a generous garden. The property itself boasts THREE BEDROOMS but has the ability to be extended to offer more (stp), with a newly fitted four piece bathroom and MODERN KITCHEN/BREAKFAST ROOM with separate sitting room, UTILITY ROOM, conservatory/dining area and W.C. The rolling field views beyond make for a peaceful setting all fully enclosed with tall privacy giving gates to the front, ample parking and double garage making this an exciting prospect for any buyer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Chain
- Detached Bungalow
- Approx. 1.72 Acres (stms)
- Recently Renovated & Updated
- Three Bedrooms
- Approved Planning for Garage Conversion
- Comes with Garden, Paddock & Woodland
- Ample Parking & Rolling Field Views

Wood Norton is a village and civil parish in the English county of Norfolk. It is located 10 km east of Fakenham and 30 km north-west of Norwich both of which host a multitude of shopping and dining options. A primary school can be found in Nearby Stibbard or Foulsham with secondary schools located in both Fakenham and Reepham with a school bus pick up coming directly at the front of this property, used by the family who own the property for years. As well as endless rolling fields and woodlands to explore Wood Norton is only a little over 30 minutes to Cromer on the North Norfolk Coast, a popular destination for many and similar distances to Sheringham and Wells-next-the-sea, both similarly popular Norfolk coastlines to be enjoyed.

SETTING THE SCENE

The property is hidden from the road with tall privacy giving fences to the front and swinging iron gates allowing access and security. The property then opens up with a large shingle driveway allowing for parking to the front, side and rear of the property with easy access to the front door and double garage at the front all with a predominantly lawned frontage.

THE GRAND TOUR

Once inside you are met with a central hallway granting access to all living accommodation within the property, laid with wood effect flooring underfoot. Initially turning to your right you will find yourself in the first of the bedrooms with a front facing aspect into the garden and newly laid carpets complete with one of the many internal oak doors.





Holt Road

Wood Norton, Dereham

Sitting adjacent to this is another double bedroom, again occupying a front facing aspect, with a radiator below the window and generous floor space suitable for a double bed and additional storage solutions. A further bedroom can be found slightly further down the hallway behind the first with views into the woodland at the rear. This double bedroom also has freshly carpeted flooring and a radiator below the uPVC double glazed window. Sitting at the centre of the hallway is a newly fitted four piece bathroom suite with tiled flooring and a fully tiled surround. The suite features an oversized bath and corner shower unit with rainfall shower and heated towel rail. Just off from the hallway you enter the living accommodation initially formed off the sitting room with wooden effect flooring and views to the side of the property. This room also boasts a handy built in storage cupboard and leaves enough space for a choice of soft furnishings while an opening leads you directly into the kitchen/breakfast room. This space has recently been modernized as well with a range of base mounted storage leaving room for wall mounted storage if needed. This space benefits from a pantry style built in cupboard and leaves ample space for additional appliances such as a range style oven and hob with extraction above, washing machine, dishwasher and fridge freezer. Opening off the rear of the kitchen is a utility room, again with additional storage space and base mounted storage units with plumbing for a washing machine whilst to your right the oil fired boiler can be found next to the two piece WC with frosted glass window into the rear garden. Finally a conservatory occupies a fantastic spot overlooking the fields and woodland beyond with all uPVC double glazed windows and doors. The space has been fitted with a warm roof making this space usable all year round with an opening directly into the kitchen.

FIND US

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VIRTUAL TOUR

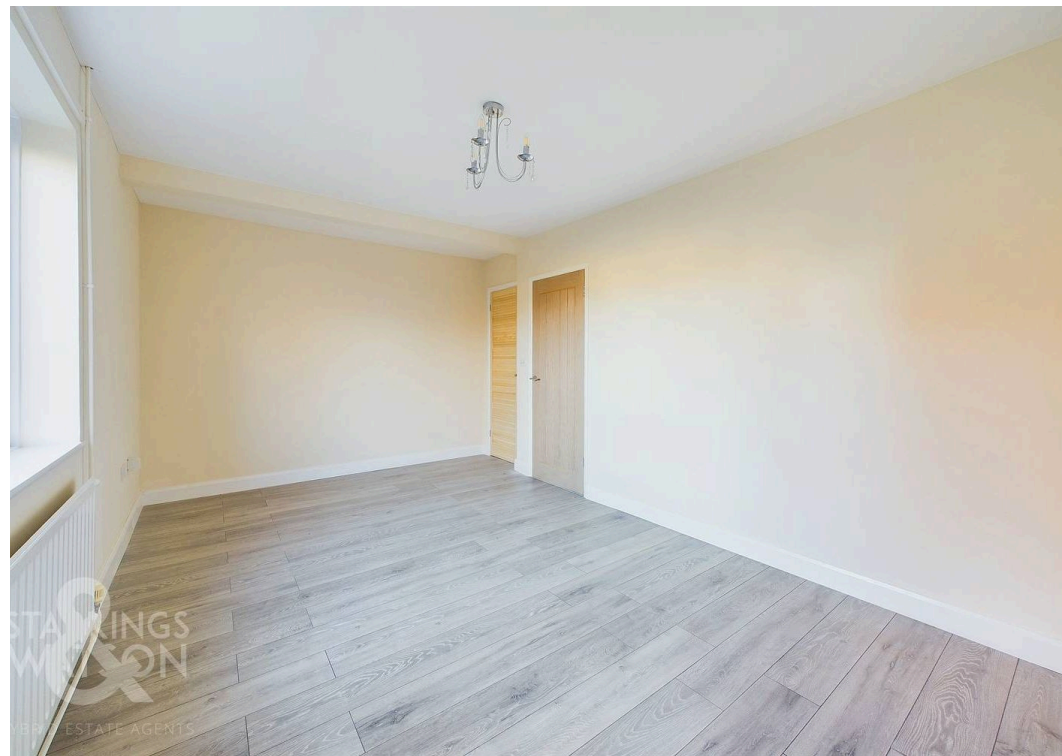
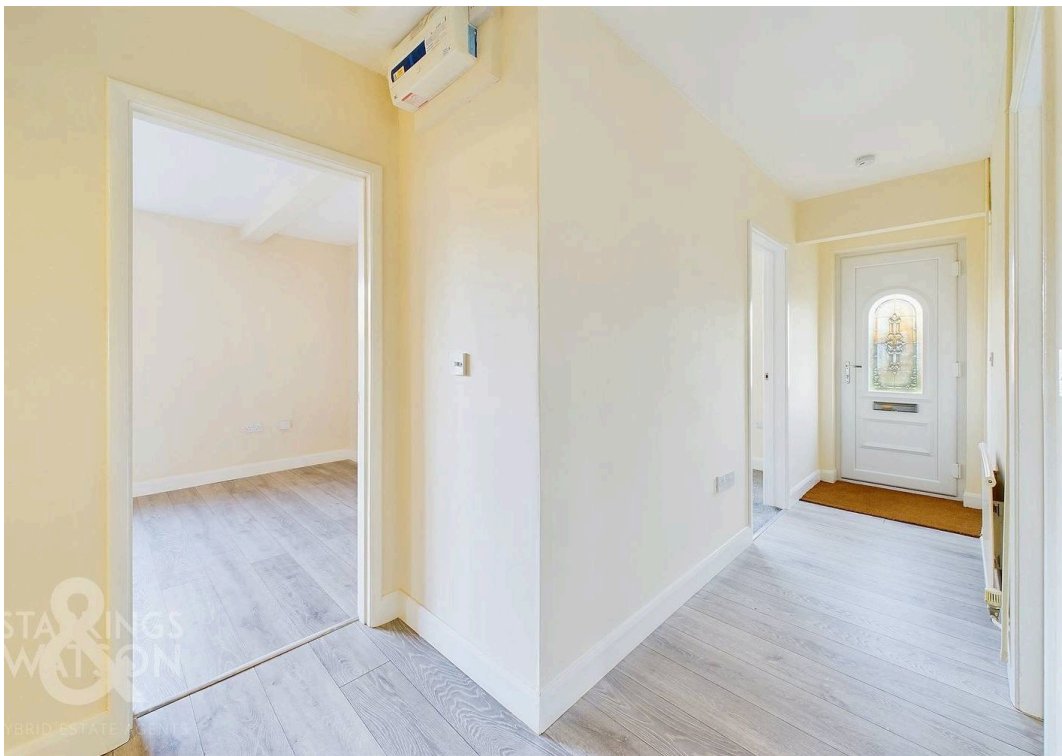
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property utilises a shared septic tank.

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THE GREAT OUTDOORS

Externally the property offers an exciting opportunity to either families, business owners or those who enjoy the outdoors where a private rear garden is fully lawned and offers a great space for the family to enjoy whilst the addition of an additional parcel of land currently used as a paddock with adjoining woodland are also offered with rolling field views and ample opportunity for a variety of uses. The double garage does currently have approved planning on it for conversion and this could then lead to an expansion on the bungalow to match the generous external space also on offer.



20:22

Enter virtual tour

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SCAN HERE FOR A VIRTUAL TOUR

Approximate total area⁽¹⁾

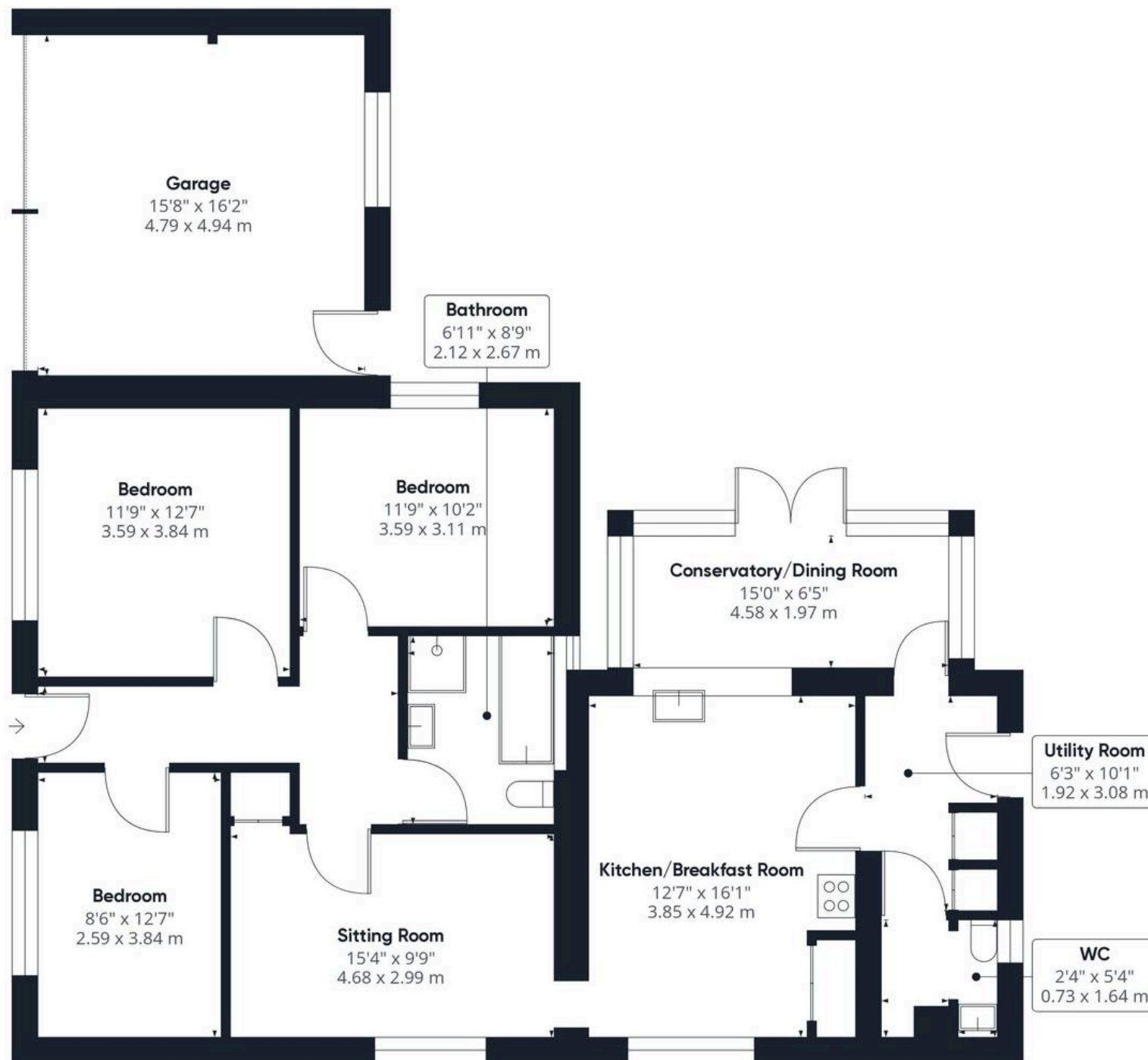
1349.37 ft²
125.36 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





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