

william  
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Select

Heathfield Road  
High Kelling



A BEAUTIFUL SINGLE-STORY HOME LOCATED IN A SEMI WOODED SETTING IN THE POPULAR VILLAGE OF HIGH KELLING.

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## 8 Heathfield Road, High Kelling, Norfolk NR25 6RG

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### HALLWAY

A particular feature of the home is the large internal hallway. Measuring approximately 21ft in length, it offers access to the sitting room, all three bedrooms, bathroom and dining room. Wall mounted central heating thermostat.

### SITTING ROOM

Dual aspect windows allowing for plenty of natural light, inset electric fire and two wall mounted radiators.

### KITCHEN/DINING ROOM

This area of the home has been cleverly designed with a feature lantern roof and the removal of an internal wall to create a modern fitted kitchen with a large dining area. Bi-Fold doors have been added to either aspect allowing access to the rear paved patio and a paved area to the front of the property. Base and eye level units provide storage, built in Bosch electric oven, microwave & hob, built in fridge, built in freezer, built in dishwasher, base boards with inset lighting, breakfast bar, wood effect flooring, wall mounted radiators and door to utility room.

### UTILITY ROOM

A useful space with plumbing for washing machine, space for tumble dryer, window to the rear, low level WC, wash hand basin with storage underneath, eye level storage units and a work surface.





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### BEDROOM ONE

A carpeted room with a window to the rear aspect and a wall mounted radiator.

### BEDROOM TWO

A carpeted room with a window to the front aspect, wall mounted radiator and a built-in storage cupboard.

### BEDROOM THREE / OFFICE

A carpeted room with a built in storage cupboard, wall mounted radiator and window to the side aspect.

### BATHROOM

A modern four piece suite comprising:- low level WC, wash hand basin, bath, window to the rear aspect, inset spot lighting and an extractor fan.





## GARAGE

The garage has an up and over roller door, has a wall mounted radiator, electrical sockets, sky light and has an area for a workbench for those that wish to use it as a workshop.



## EXTERNAL

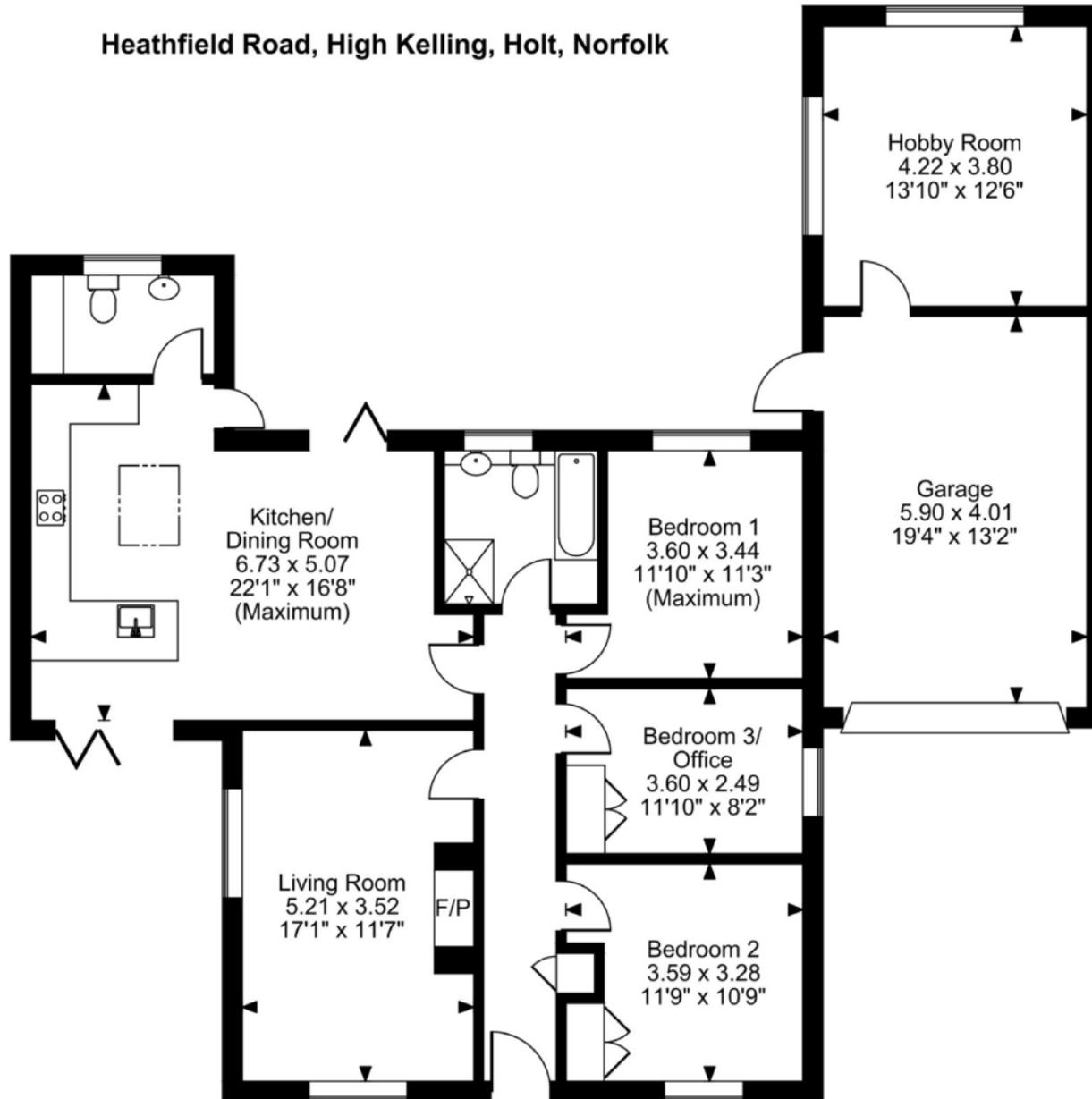
The home occupies a fantastic plot. To the front there is a raised flower bed and a generous paved driveway allowing for the parking of multiple vehicles, while the rear of has a large paved patio area leading to an area laid to lawn with well tended borders with shrubs and small trees. A second paved seating area has been created which attracts the sun at a different time of the day to the main patio. The home has external lighting and power points to the front and rear.

## HOBBY ROOM

This room is accessed from the garage and has been well thought out with the addition of insulation, central heating, carpet and numerous electrical sockets. This area lends itself to being used for a multitude of purposes. Hobby room / home office / home gym / games room.



Heathfield Road, High Kelling, Holt, Norfolk



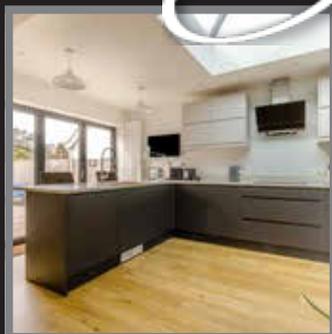
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The position & size of doors, windows, appliances and other features are approximate only.

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# Select

£750,000



The present owner has successfully remodelled this three bedroom, single-storey home to a high standard throughout. The remodelling was undertaken by a family run company of local builders, based in Sheringham who specialise in high end properties. A particular feature of the home is the open plan kitchen/dining room that has been created with the removal of an interior wall. The rest of the accommodation comprises:- a sitting room, modern bathroom and a utility room. The garden is designed with 'low maintenance' in mind, has a private feel with an area laid to lawn, a large paved seating area and offers access to the garage which has an additional room attached that lends itself to being used in many ways. It has central heating so would make a perfect home office/hobby room away from the main accommodation. The front of the home is paved and offers parking for multiple vehicles. The home commands an enviable position, within a semi-wooded and secluded setting, within the well-placed village of High Kelling, just 2 miles from Holt and good proximity to the North Norfolk coastline.

#### Location

High Kelling is a small, part wooded village. Amenities include a medical practice, a village shop and Post Office. Approximately two 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 remains. The town is also home to Gresham's School. The North Norfolk coastline is within easy reach for destinations as Salthouse, Cley, Blakeney and Morston.

A popular local attraction is the 'North Norfolk Railway'. The 'Poppy Line' as it is affectionately known, runs from the smart Victorian seaside resort of Sheringham to the Georgian town of Holt. The North Norfolk Railway runs through the county's most stunning coastal scenery.

Operated almost entirely by Volunteers from all walks of life, the line is East Anglia's premier heritage railway.

EPC Rating: D  
Council Tax Band: E



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