



## Lodge Close | Holt | Norfolk | NR25 6SN

A very rare and HIGHLY INDIVIDUAL, DETACHED single storey residence in a popular residential location within EASY WALKING DISTANCE of the town centre. Offering accommodation of almost 2500 SQFT INTERNALLY to include THREE double bedrooms, THREE en-suites, THREE reception rooms and a large single GARAGE and workshop, this property really does have the lot. Having been extended and improved beyond recognition in recent years to include a luxury en-suite bathroom to the master and superb quality solid oak hardwood doors, three of which are glazed, to each room, this property really is one off and for that reason viewing is most certainly recommended to all interested parties. EPC Rating C.

[arnoldskeys.com](http://arnoldskeys.com) | 01263 713966

## Guide Price £450,000

- Sizeable Detached Bungalow
- Popular Residential Area
- Three Double Bedrooms
- Two En-Suites Plus Wet Room
- Ample Off-Road Parking and Garage





#### ENTRANCE DOOR

Leading into

#### FRONT CONSERVATORY

12' 1" x 8' 6" (3.7m x 2.6m) With lantern style roof and self cleaning glass, under-floor heating, perfect fit roof and window blinds.

#### HALLWAY

Large cloaks cupboard and storage cupboard, access to loft space with folding ladder, two radiators.

#### DINING ROOM

16' 8" x 15' 8" max (5.1m x 4.8m max) Window to front aspect, fireplace with marble hearth, wooden mantelpiece and tiled surround housing decorative cast iron gas fire. Radiator, fitted vertical blinds.

#### KITCHEN

Kitchen Area 4.06m x 3.4m and Utility Area 1.8m x 1.2m Divided into two sections comprising of a kitchen area and a utility area. Windows to front and rear aspect, door leading out to rear garden, Amtico oak flooring, tiled walls, fitted white gloss kitchen comprising of wall and base units with granite effect work surfaces over, stainless steel 1 1/2 bowl sink and

drainer, Neff induction hob with extractor over, built-in double Indesit oven and grill, Bosch dishwasher and Hotpoint fridge/freezer, space for washer/dryer, electric panel heater.

#### CLOAKROOM

6' 9" x 5' 2" (2.08m x 1.6m) Window to rear aspect, Amtico flooring, WC, washbasin, radiator.

#### IRONING ROOM

7' 6" x 7' 6" (2.3m x 2.3m) Window to rear aspect, radiator, two built-in airing cupboards, built-in drawer storage, additional built-in cupboard with wall mounted gas fired boiler, electric consumer unit.

#### STUDY/BEDROOM

8' 10" x 7' 6" (2.7m x 2.3m) Window to rear aspect, built-in cupboards and work station and bookshelf units, radiator, fitted vertical blinds.

#### BEDROOM 3

12' 1" x 11' 9" (3.7m x 3.6m) Window to front aspect, double built-in wardrobes, radiator, fitted vertical blinds.

#### WET ROOM

7' 6" x 5' 6" (2.3m x 1.7m) Shower, WC, washbasin, heated

towel rail.

#### LIVING ROOM

26' 6" x 15' 5" (8.1m x 4.7m) Bay window to side aspect, double doors leading out onto rear garden, vertical fitted blinds, fireplace with hearth, surround and mantelpiece over housing an electric fire with remote control, two radiators.

#### BEDROOM 2

11' 5" x 11' 1" (3.5m x 3.4m) Window to side aspect, range of built-in furniture with cupboards comprising shelving and hanging space for garments, radiator, vertical fitted blinds.

#### EN-SUITE SHOWER ROOM

8' 2" x 7' 6" (2.5m x 2.3m) Stone tiled flooring, corner rainfall shower, WC, washbasin, built-in storage cupboard, heated towel rail.

#### BEDROOM 1

20' 0" x 11' 9" (6.1m x 3.6m) Window to side aspect, large range of fitted bedroom furniture to include shelving, drawers, hanging space for garments and a dressing table, radiator, fitted blinds and fitted Roman blind.

### EN-SUITE BATHROOM

12' 9" x 5' 2" (3.9m x 1.6m) Window to front aspect, fully tiled walls and floor, WC, panelled bath with shower attachments over, double shower unit with rainfall shower, vanity unit housing washbasin, under-floor heating and heated towel rail, feature mist-free mirror, fitted roller blind.

### OUTSIDE

The property is approached from the roadside onto a hard-standing area, providing ample off-road parking, which in turn leads to the garage. To the front of the property is a 'walled in' pathway leading to the front door as well as a private lawned garden with various shrub bed borders. The lovely landscaped rear garden comprises of raised beds, shingled beds, box hedging and a patio area and lawn. There is also a large garden shed to the rear with power and light and an external water softener. A side walkway leads to the garage, measuring 3.1m x 6.1m, with electric up and over door and overhead storage. There is also a storage area to the rear measuring 3.1m x 1.9m with work benches and units.

### AGENTS NOTE

Services: All mains services are connected to the property. There is gas central heating. Solar panels are fitted to the south facing side of the roof,

which contributes to the cost of the electric.

Council Tax Band: D

### VIEWING

Strictly by appointment with Arnolds Keys Holt on 01263 713966

### DIRECTIONS

From the agent's office, turn right and proceed to the end of the High Street. Turn left at the T-junction onto Norwich Road. Continue straight over the roundabout and take the second left onto Edinburgh Road. Take the immediate right-hand turn onto Lodge Close and the property is the first one on the left.





