



7 Pine Walk, Weybourne, Holt, NR25 7HJ

Price Guide £420,000

- No onward chain
- Extended accommodation of just under 1500 sq ft
- Large lounge/dining room
- Oil-fired central heating
- Cul-se-sac location
- Three bedrooms
- Views over fields to Weybourne Mill
- Some updating required

7, Pine Walk, Weybourne, Holt, NR25 7HJ

Enjoying a cul-de-sac setting and with views to Weybourne Mill, is this beautifully proportioned detached bungalow forming part of a popular development of bungalows close to the Village centre. The property has been extended at the front and now offers almost 1500 square feet of internal accommodation.

The accommodation would benefit from some updating but has oil fired central heating and sealed unit glazing. The property stands in a generous plot with open views over the surrounding area and represents a wonderful opportunity for those seeking a bungalow on the North Norfolk Coast.



Council Tax Band: D



ENTRANCE LOBBY

With part glazed composite entrance door, glazed screen to lounge area, panelled glass door to:

ENTRANCE HALL

Radiator, built in airing cupboard with lagged cylinder.

LOUNGE/DINING ROOM

A large room with window to front aspect, two high level windows to the side and patio doors leading to the conservatory. Tiled fireplace with point for electric fire.

KITCHEN

A comprehensive range of pine front base and wall cabinets with laminated work surfaces and tiled splashbacks, inset sink unit, provision for washing machine and point for electric stove. Tiled floor, window to rear aspect, part glazed door to:

CONSERVATORY

UPVC construction on brick base, tiled floor, radiator, doors to rear garden.

BEDROOM 1

Radiator, window to front aspect, built in wardrobe, door to:

ENSUITE

Radiator, shower cubicle, low level w.c., wash basin, mirrored cabinet, tiled walls.

BEDROOM 2

Window to side aspect, radiator, built in wardrobe.

BEDROOM 3

Radiator, window to rear aspect.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal wash basin, low level w.c., radiator, window to rear aspect, tiled walls.

OUTSIDE

Brick built GARAGE: With up and over door, personal side door, timber OUTBUILDING. Oil storage tank.

GARDENS

The property has a large brick weave driveway leading to the garage and providing ample off-road parking. This in turn leads to a paved patio area. There is an extensive lawned area including a water feature and pond, all enclosed by mature shrubs and trees and established planting. To the front of the property is a further lawned area.

AGENTS NOTE

The property is Freehold, has mains electricity, water and drainage connected. The property has a Council Tax Rating of Band D.



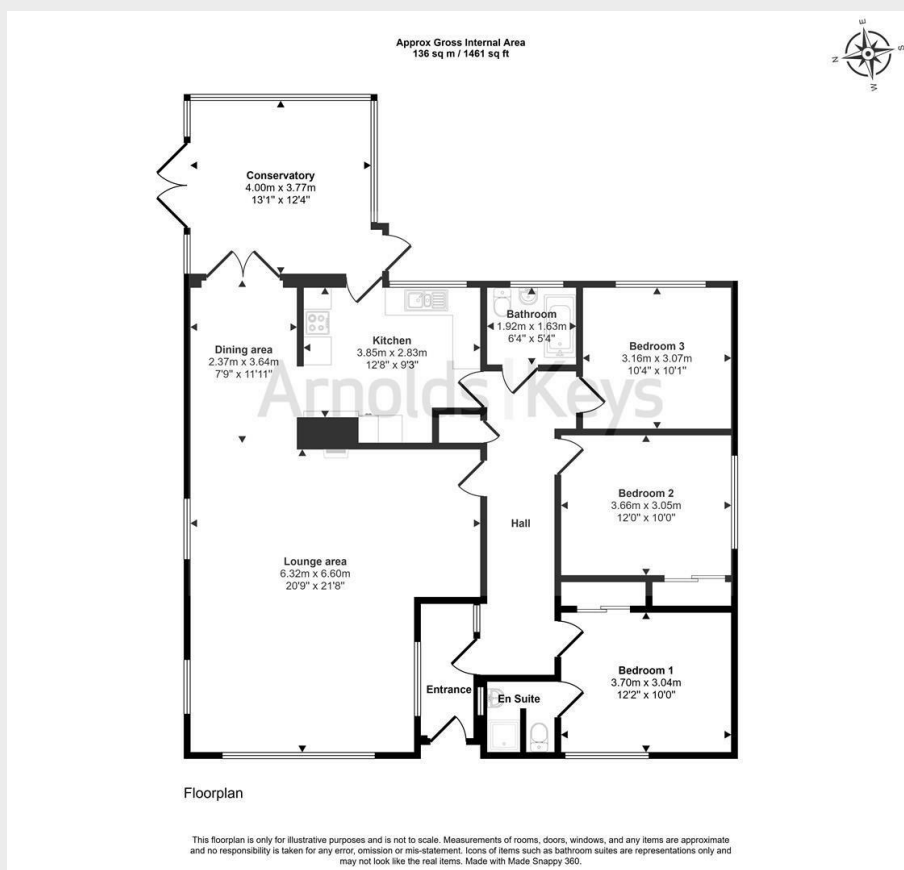


Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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