

# Arnolds | Keys



**Springfield, 2 John William Way, Bodham, Holt, NR25 6FG**

**Price Guide £525,000**

- No onward chain
- Beautifully presented
- Three bathrooms including one ensuite
- Gas central heating
- Village setting
- Three bedrooms
- Two reception rooms
- Double garage and off-road parking

# Springfield, 2 John William Way, Bodham, Holt NR25 6FG

Springfield is an exceptional detached chalet offering generously proportioned accommodation and forming part of a small development of just five dwellings in this popular North Norfolk village. The Georgian market town of Holt is just three miles distant and the coast at Sheringham is a short drive away too.

This superb property is offered with no onward chain and is available for immediate occupation. The beautifully presented accommodation has the benefit of gas fired central heating and sealed unit glazing throughout. A private viewing of this property is highly recommended to those seeking a low maintenance, modern home.



Council Tax Band: D



## COVERED PORCH

With part glazed composite door and side panel opening to:

## RECEPTION HALL

Engineered oak flooring, radiator, stairs to first floor, twin fully glazed doors opening to:

## LOUNGE

A beautifully light room with windows to three aspects including full height patio doors to the rear. Central feature fire place with oak mantel and brick recess housing wood burning stove on slate hearth. Provision for TV, two radiators.

## KITCHEN/BREAKFAST ROOM

Fitted with a comprehensive range of shaker-style base and wall cabinets with extensive work surfaces and tiled splashbacks. Inset double electric oven, inset electric hob with stainless steel extractor above, inset sink unit with mixer tap, window to rear aspect, integrated dishwasher, tiled floor, radiator. Archway leading to:

## UTILITY ROOM

Part glazed door and window to rear, further base and wall cabinets with work surface and tiled splashbacks, wall mounted Worcester gas boiler providing central heating and domestic hot water, integrated fridge/freezer, radiator, continuation of tiled floor.

## DINING ROOM

Another light room with two aspects to the front and side, engineered oak floor, radiator.

## BEDROOM 1

Engineered oak floor, window to rear aspect, radiator, range of full height built in wardrobe cupboards, provision for wall mounted TV, door to:

## ENSUITE

Fully tiled shower enclosure with mixer shower, vanity wash basin with cupboard beneath, close coupled w.c., wall mounted cabinet, electric shaver point, fully tiled walls and floor.

## BATHROOM

Beautifully fitted with a modern suite of panelled bath with mixer tap, shower and screen, close coupled w.c., vanity wash basin with drawers beneath, chrome heated towel rail, wall mounted cabinet, electric shaver point. Gully tiled walls and floor, window to side aspect.

## BEDROOM 2

Engineered oak floor, radiator, window to front aspect, large full-height wardrobe cupboard.

## FIRST FLOOR LANDING

Built in airing cupboard, further built in wardrobe/store cupboard. Velux roof light to rear with extensive views over the surrounding countryside.

## BEDROOM 3

Radiator, eaves storage cupboards, provision for TV. Velux roof light to rear with extensive views over the surrounding countryside.

## SHOWER ROOM

Enclosed, tiled shower cubicle with mixer shower, vanity wash basin with drawers beneath, chrome heated towel rail, close coupled w.c. Velux roof light to rear with extensive views over the surrounding countryside, tiled floor.

## OUTSIDE

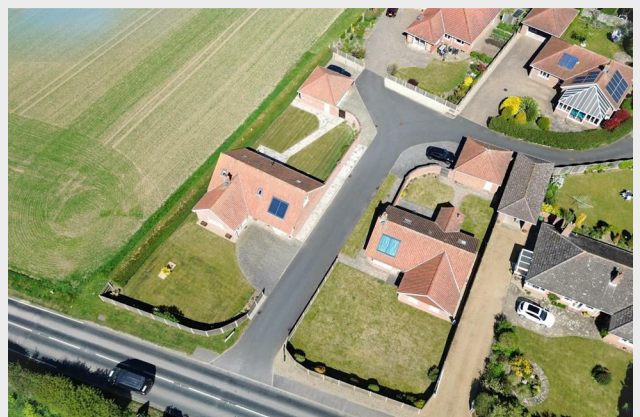
Brick built DOUBLE GARAGE: With roller door and personal side door. Electric light and power.

## GARDENS

The property occupies a generous corner plot and a wide driveway leads to the garage and provides additional off road parking. The plot is level and is extensively lawed with established planting to the borders. The gardens are enclosed at the front with close boarded fencing and walled at the rear. There is a paved patio area at the rear too.

## AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax rating of Band D. There are two solar panels assisting the water heating.




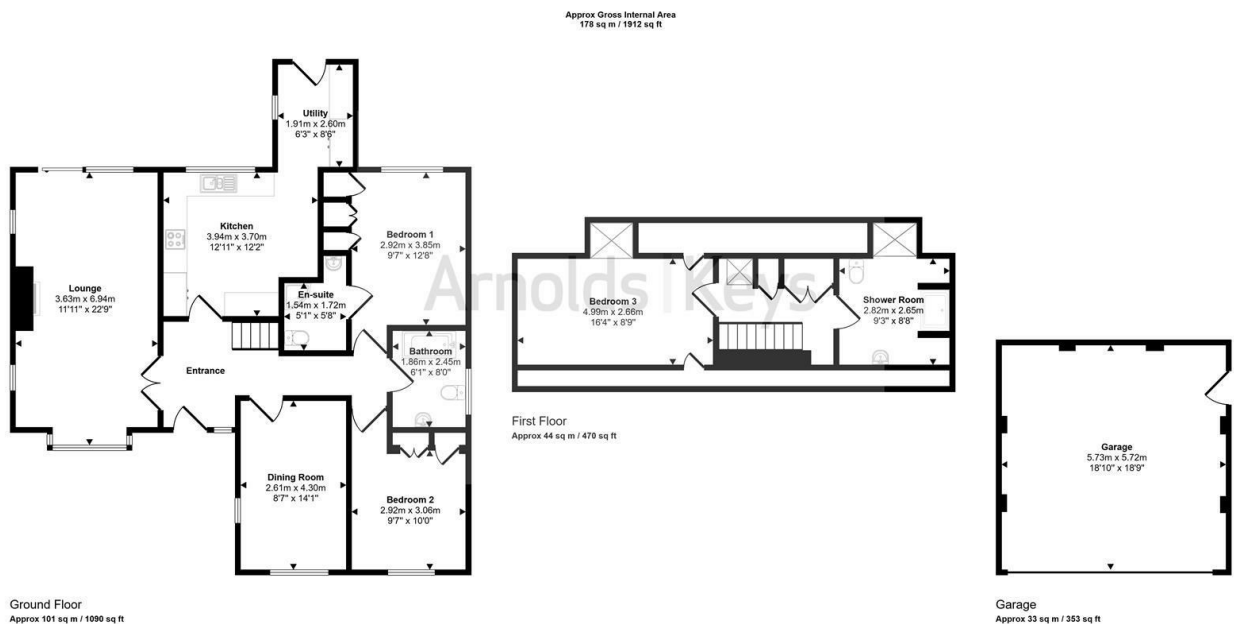


## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

