

# Arnolds | Keys



**Dell Lodge The Dell, Bodham, Holt, NR25 6NG**

**Price Guide £375,000**

- No onward chain
- Four bedrooms
- Double garage
- Ideal family property
- Cul-de-sac setting
- Two bathrooms
- Gas central heating
- Modern, brick and flint construction



# Dell Lodge, The Dell, Bodham, Holt, NR25 6NG

Set in a small close of similar properties is this beautifully proportioned detached house of brick and part flint elevations. The property offers four bedrooms, two bathrooms and has a double garage and off-road parking so an ideal family property in a Village setting. The accommodation is well-presented and has the benefit of gas fired central heating throughout

Bodham itself is a small Norfolk Village just two miles from the coast at Sheringham and approximately four miles from the popular Georgian town of Holt.



Council Tax Band: E



## ENTRANCE PORCH

Of UPVC construction with security light, glazed door and further glazed door leading to:

## ENTRANCE HALL

Stairs to first floor, radiator, glass panelled doors to all rooms, wood laminate floor.

## CLOAKROOM

Close coupled w.c., corner wash basin, radiator, window to front aspect.

## LOUNGE/DINING ROOM

A beautifully light and well-proportioned room with windows front and rear, two radiators, timber fire surround with tiled inserts and hearth housing gas stove. Provision for TV, wood laminate floor, twin glass panelled doors opening to:

## KITCHEN/BREAKFAST ROOM

Another light room with two aspects to side and rear, ample space for dining, range of base and wall storage cupboards with laminated work surfaces and tiled splashbacks, inset electric hob unit with electric oven beneath and stainless steel extractor above, inset stainless steel sink unit, patio doors opening to:

## CONSERVATORY

With vaulted Triplex roof, tiled floor, wall mounted electric heater, doors to rear garden.

## UTILITY ROOM

Part glazed door to side, window to front, inset stainless steel sink unit, provision for washing machine, wall mounted gas boiler providing central heating and domestic hot water, wood laminate floor.

## FIRST FLOOR

### LANDING

Window to front aspect, radiator, access to roof space. Built in airing cupboard with lagged cylinder.

### SHOWER ROOM

Level entry shower tray with glass screen and mixer shower, pedestal wash basin, close coupled w.c., radiator, window to front aspect.

### BEDROOM 1

Window to front aspect, radiator, door to:

### ENSUITE

Corner shower enclosure with mixer shower, vanity wash basin with cupboard beneath, close coupled w.c., radiator, window to rear.

### BEDROOM 2

One wall fitted with full length wardrobe cupboards with sliding mirror doors. Window to rear, radiator.

### BEDROOM 3

Window to rear, radiator.

### BEDROOM 4

Window to rear, radiator.

## OUTSIDE

Brick built double garage with twin up and over doors, electric light and power.

## GARDENS

The property is approached over a shingled driveway providing additional off-road parking. There are extensive, open plan lawns to the front with some established shrubs too. A gate then leads to the enclosed rear garden which backs onto the Holt Road and is arranged for ease of maintenance in a courtyard style. It is mostly paved with established shrubs and trees offering a good degree of privacy.

## AGENTS NOTE

The property is freehold, has all mains services connected and has a Council Tax Rating of Band E.








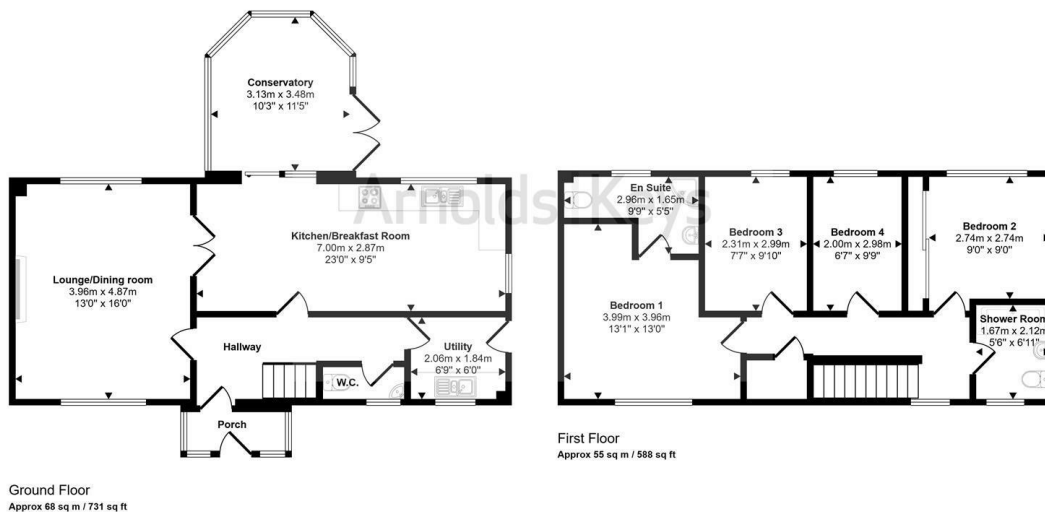
## Viewings

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>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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 	

Approx Gross Internal Area  
123 sq m / 1319 sq ft



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 and 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.



11 Station Road, Sheringham, Norfolk, NR26 8RE  
01263 822373

coastal@arnoldskeys.com  
www.arnoldskeys.com