

# Arnolds | Keys



## Marlpit House, Sheringham Road, West Beckham, Holt, NR25 6PF

**Price Guide £695,000**

- Highly individual design
- Two reception rooms
- Double garage
- Attractive, semi-rural setting
- Four bedrooms
- Conservatory
- Self-contained one-bedroom annexe
- Two bathrooms
- Oil-fired central heating

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# Sheringham Road, West Beckham, Holt, NR25 6PF

Marlpit House is a highly individual detached dwelling enjoying a semi-rural setting in this popular North Norfolk Village, just two miles from the coast at Sheringham and four miles from the popular Georgian Town of Holt. The property was designed by the current owners and offers beautifully proportioned accommodation to include a self-contained annexe and double garage.

The accommodation is beautifully presented and has the benefit of an oil fired central heating system and sealed unit glazing throughout.



Council Tax Band: F



### **RECEPTION HALL**

Part glazed, composite entrance door, porthole window to side aspect, natural bamboo floor, turning staircase to first floor with understairs store cupboard, two radiators, 2 wall light points.

### **SHOWER ROOM**

Enclosed shower cubicle with mixer shower, close coupled w.c., vanity wash basin with cupboards beneath, chrome vertical radiator, fully tiled walls and floor, porthole window.

### **DINING ROOM**

Window to front aspect, natural wood floor, radiator, four wall light points, radiator, part glazed door to hallway.

### **LOUNGE**

A beautifully light room with windows to three aspects, natural wood floor, central feature fire surround housing electric fire, provision for TV, two radiators, four wall light points, French doors opening to:

### **CONSERVATORY**

Of UPVC construction on a brick base and with vaulted glass roof. French doors to rear garden, fitted window blinds, part glazed door opening to:

### **KITCHEN/BREAKFAST ROOM**

Modern range of high gloss base and wall units with laminated work surfaces and tiled splashbacks, windows to two aspects, inset sink unit, inset five ring LPG hob unit, built in double oven, integrated refrigerator, provision for dishwasher, radiator, door to:

### **UTILITY ROOM**

Further range of store cupboards with laminated work surfaces and tiled splashbacks, inset sink unit, window to front aspect, door to side, radiator, provision for washing machine, floor mounted oil boiler providing central heating and domestic hot water.

### **FIRST FLOOR**

### **GALLERIED LANDING**

Radiator, access to roof space, window on half landing.

### **PRINCIPAL BEDROOM**

Beautifully proportioned room with windows to two aspects, radiator, comprehensive range of fitted bedroom furniture, door to:

### **ENSUITE**

Panelled bath with shower and screen above, pedestal wash basin, bidet, close coupled w.c., chrome heated towel rail/radiator, fully tiled walls and floor.

### **BEDROOM 2**

Window to rear aspect, radiator, natural wood floor.

### **BEDROOM 3**

Window to front aspect, radiator, natural wood floor.

### **BEDROOM 4**

Window to front aspect, radiator.

### **FAMILY BATHROOM**

Window to front aspect, panelled bath, pedestal wash basin, close coupled w.c., corner shower enclosure with mixer shower, radiator, fully tiled walls and floor.

### **ANNEXE**

### **KITCHEN**

Part glazed composite entrance door, range of base and wall units with laminated work surface and tiled splashbacks, inset sink unit, inset electric hob with electric oven beneath, provision for washing machine and space for refrigerator, radiator, space for dining table, understairs storage cupboard, tiled floor.

### **FIRST FLOOR LANDING**

Built in storage cupboard.

## **BATHROOM**

Panelled bath with shower and screen above, concealed cistern w.c., pedestal wash basin, part tiled walls, access to eaves storage space, window to side aspect.

## **LOUNGE**

Two Velux roof lights to front aspect, provision for TV, radiator, access to eaves storage space. Door to:

## **BEDROOM**

Window to side aspect, radiator, fitted wardrobe cupboard.

## **OUTSIDE**

Brick built **DOUBLE GARAGE**: With twin electric up and over doors, electric light and power. Built in store room. Further outbuildings include: **GREENHOUSE**, timber **SUMMER HOUSE**, timber **STORE SHED**.

## **GARDENS**

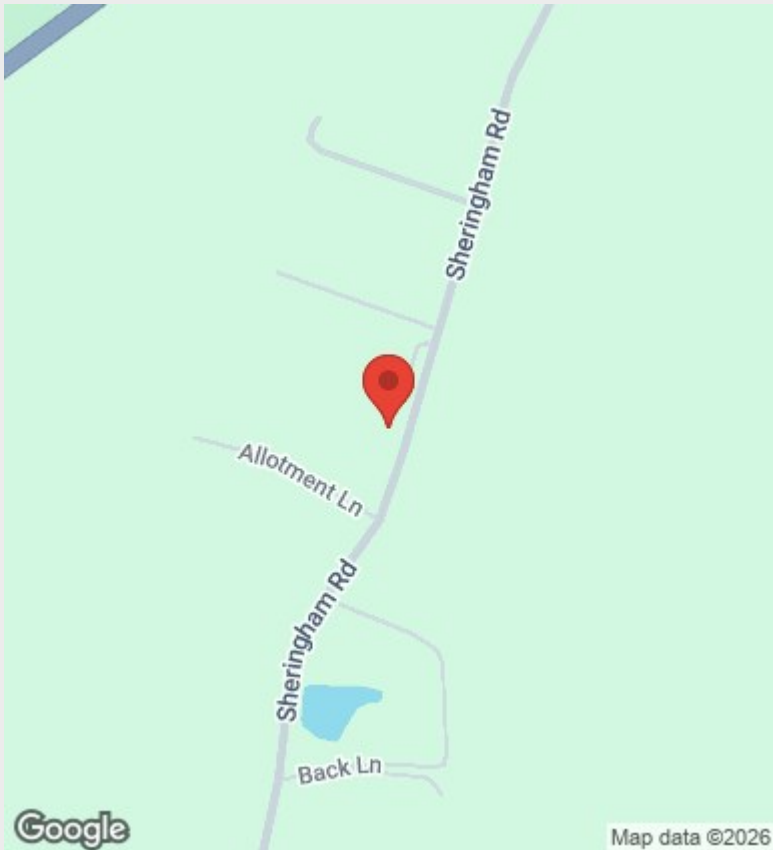
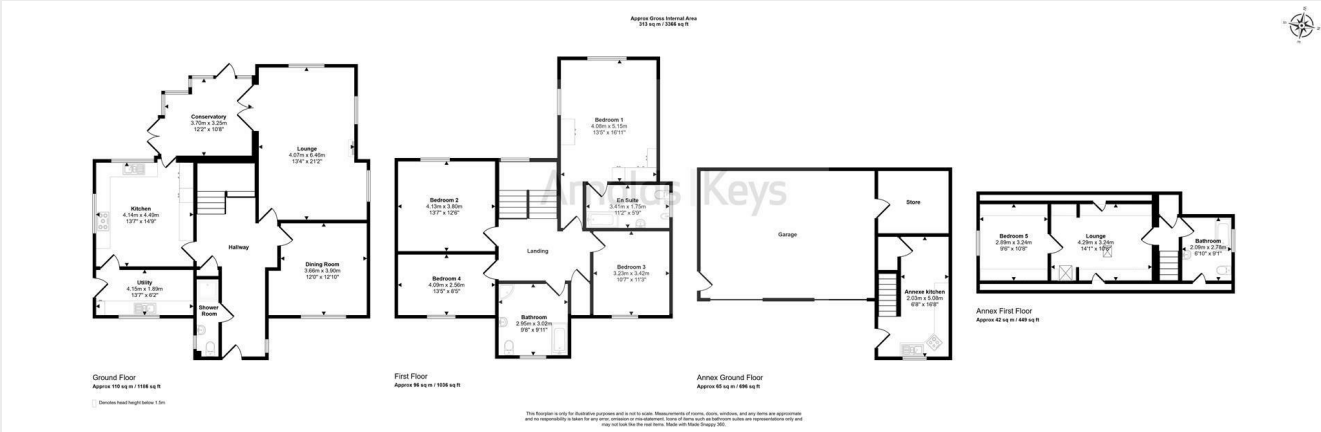
The property is approached over a sweeping, sloping gravelled driveway leading to the garages and providing ample off-road parking for additional vehicles. A gate then leads to the landscaped rear gardens which have been thoughtfully arranged enhancing the slope. There is a lawned garden area leading to a vegetable plot which in turn leads to the main lawned area. Immediately at the rear of the property is a large paved patio providing ample space for alfresco dining. Within the gardens are numerous trees and shrubs providing a good degree of privacy.

## **AGENTS NOTE**

The property is freehold and has mains electricity, water and drainage connected. There are two macerator pumps feeding into the main sewer. The main property has a Council Tax rating of Band F and the Annexe Band A.







Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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 would receive a referral fee of £250.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	