

# Arnolds | Keys



**Utopia Post Office Lane, Saxthorpe, NR11 7BL**

**Guide Price £395,000**

- VILLAGE LOCATION
- EXTENDED KITCHEN/DINER/FAMILY ROOM
- GENEROUS PRIVATE REAR GARDEN
- WOOD BURNER
- AIR SOURCE HEATING
- THREE BEDROOMS
- DETACHED GARAGE
- AMPLE OFF ROAD PARKING

# Utopia Post Office Lane, Saxthorpe NR11 7BL

Nestled within the idyllic village of Saxthorpe or a quiet lane, this three bedroom detached residence offers extended and well presented accommodation with a generous sized garden and ample off road parking to the front.



Council Tax Band: C



## DESCRIPTION

Located within the picturesque village of Saxthorpe, set back from the lane and close to the River Bure, this three bedroom detached bungalow offers spacious, extended accommodation. The current owners have adapted and improved the layout of the property to provide a fantastic kitchen diner/ family room; a perfect space for entertaining, a cosy yet spacious dual aspect living room with log burner, three bedrooms and a family bathroom. Externally the front of the property is shingled and offers ample off road parking, with a substantial rear garden.

## LOCATION

The property is located on a quiet lane in the village of Saxthorpe, which lies approximately six miles in the middle of the historic market towns of Aylsham and Holt; both of which offer a host of local amenities from a range of supermarkets, doctors and dental surgeries, local independent shops and weekly markets. The village of Saxthorpe itself features a pub, village shop, post office and primary school, with plenty of countryside walks on your doorstep.

## PORCH

Wooden, single glazed door and glazed window, carpeted flooring.

## LOUNGE

A dual aspect room with double glazed windows to front and side aspect, wood burner with wooden mantle and stone hearth, carpet flooring and radiator.

## KITCHEN

A multi aspect room with double glazed window to rear and front aspect, uPVC door to rear garden and one to front, skylight, integrated dishwasher, space for washing machine and free standing fridge freezer, double 'Belling' electric oven with 5 ring electric hob and warming plate, cooker hood over, vinyl flooring.

## HALLWAY

With access to all bedrooms and family bathroom, carpeted flooring and radiator. Loft access.

## BATHROOM

Double glazed frosted window to rear aspect. A three-piece suite comprising WC, hand wash basin and bath with shower over. Glass shower screen and marble effect splash back, vinyl flooring.

## BEDROOM ONE

Double glazed window to rear aspect, carpeted flooring and radiator.

## BEDROOM TWO

Double glazed window to front aspect, carpeted flooring and radiator.

## BEDROOM THREE

Double glazed window to side aspect, carpeted flooring, radiator.

## OUTSIDE

To the front the property is laid to shingle, providing adequate off road parking. The rear garden is an enclosed, private space with shrub borders and mainly laid to lawn with a concrete laid seating area.

## AGENTS NOTES

Council Tax Band: C  
North Norfolk District Council.  
Mains drainage and Air Source Heat Pump.

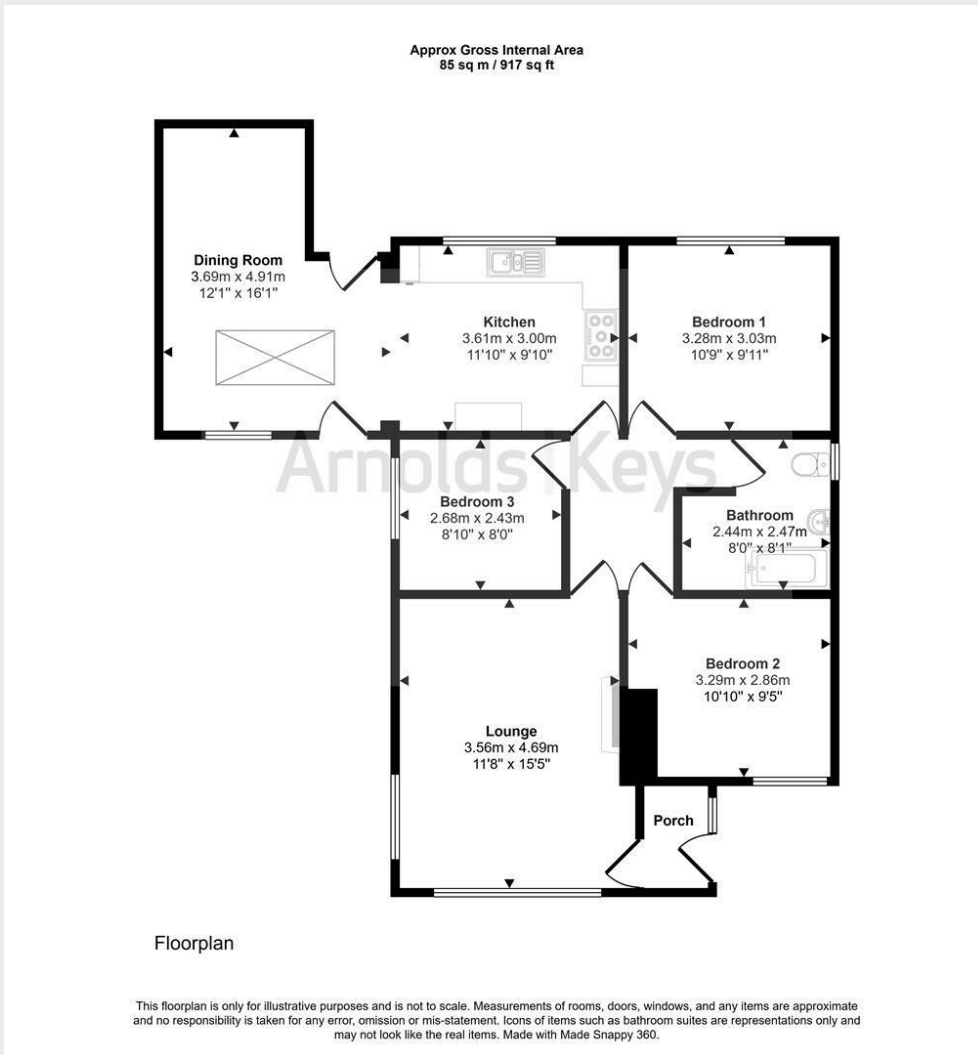


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</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	



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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.