

Arnolds | Keys



52C The Street, Hevingham, NR10 5NA

Guide Price £725,000

- SUBSTANTIAL DETACHED HOME
- PRINCIPLE BEDROOM WITH DRESSING ROOM AND ENSUITE
- DETACHED DOUBLE GARAGE
- TWO INGLENOOK FIREPLACES WITH WOODBURNERS
- FOUR DOUBLE BEDROOMS
- THREE BATHROOMS
- CHARACTERFUL FEATURES
- THREE RECEPTION ROOMS

52C The Street, Hevingham NR10 5NA

A substantial, detached and beautifully presented family home offering characterful and spacious accommodation with four bedrooms, three bathrooms and two reception rooms. The home boasts well maintained wrap around gardens with ample off road parking and a brick built detached double garage.



Council Tax Band: F



DESCRIPTION

Built in 2011, this beautifully presented home offers the perfect blend of contemporary and characterful living, with charming features including two inglenook fireplaces, wooden beams, vaulted ceilings in the principle bedroom and timber framed windows throughout. The property presents substantial accommodation with many bright, dual aspect rooms with three reception rooms; including a home office, utility room, ground floor cloakroom and kitchen with island unit to the ground floor. To the first floor there are four double bedrooms, two in total with ensembles, with the stunning principle room boasting a vaulted ceiling, dressing room and ensuite. A family bathroom fitted with a four piece suite completes the first floor accommodation. Externally the home is surrounded by beautifully maintained gardens, ample off road parking and a double garage.

LOCATION

The property is located within the village of Hevingham, surrounded by countryside with plenty of scenic walks and close to Buxton Heath and Norfolk Broads. The village offers a local pub and is situated along the A140; less than 5 miles from the market town of Aylsham and less than 10 miles North of the City of Norwich.

DINING ROOM

A dual aspect room with timber door to side entrance, two double glazed windows to front and one to side, laminate flooring, inglenook fireplace with brick hearth housing wood burning stove, stairs to first floor.

STUDY

Double glazed window to front aspect, laminate flooring.

UTILITY ROOM

Timber framed door to front aspect, tiled

flooring, two built in storage cupboards; one housing boiler and one housing the water cylinder, wall and base units with timber worksurface over and inset ceramic sink, space and plumbing for a washing machine and tumble dryer.

CLOAKROOM

Double glazed window to front aspect, tiled flooring, WC and wash hand basin, extractor fan, panelled wall.

LOUNGE

A dual aspect room with timber framed patio doors to rear garden, two double glazed windows to side aspect and one to rear, inglenook fireplace housing wood burning stove, carpeted.

KITCHEN

Double glazed window to rear aspect, one to side and timber framed patio door to rear garden, tiled flooring, wall and base units with quartz worksurface, inset ceramic one and a half sink and drainer, island unit with timber worksurface and storage, built in pantry cupboard and a built in storage cupboard, integrated dishwasher, space for a fridge/freezer, electric Rangemaster double oven with 5 ring electric hob.

FIRST FLOOR LANDING

Carpeted, built in storage cupboard, doors to all rooms.

PRINCIPLE BEDROOM

A further dual aspect room with two double glazed windows to front and one to rear, two radiators, carpeted, vaulted ceiling, doors to dressing room and ensuite.

DRESSING ROOM

Fitted with rails and shelving units, radiator, carpeted.

ENSUITE

Double glazed window to front aspect, fitted with a three piece suite comprising double shower cubicle with mains connected shower, WC, vanity unit with wash hand basin, heated towel rail, tiled flooring.

BEDROOM FOUR

Double glazed window to front aspect, built in wardrobe, carpeted, radiator.

BEDROOM TWO

Double glazed window to rear aspect, carpeted, radiator, door to:

ENSUITE

Double glazed window to rear aspect, fitted with a double walk in shower cubicle with mains connected shower, wash hand basin, WC, tiled flooring, heated towel rail.

BEDROOM THREE

Double glazed window to side aspect, carpeted, radiator.

FAMILY BATHROOM

Double glazed window to side aspect, fitted with a four piece suite comprising free standing roll top bath with mixer tap and shower head attachment, WC, wash hand basin, shower cubicle with mains connected shower, heated towel rail, tiled flooring.

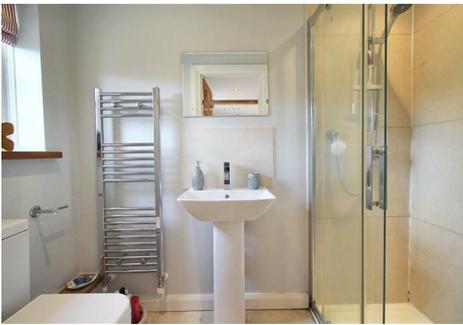
EXTERNAL

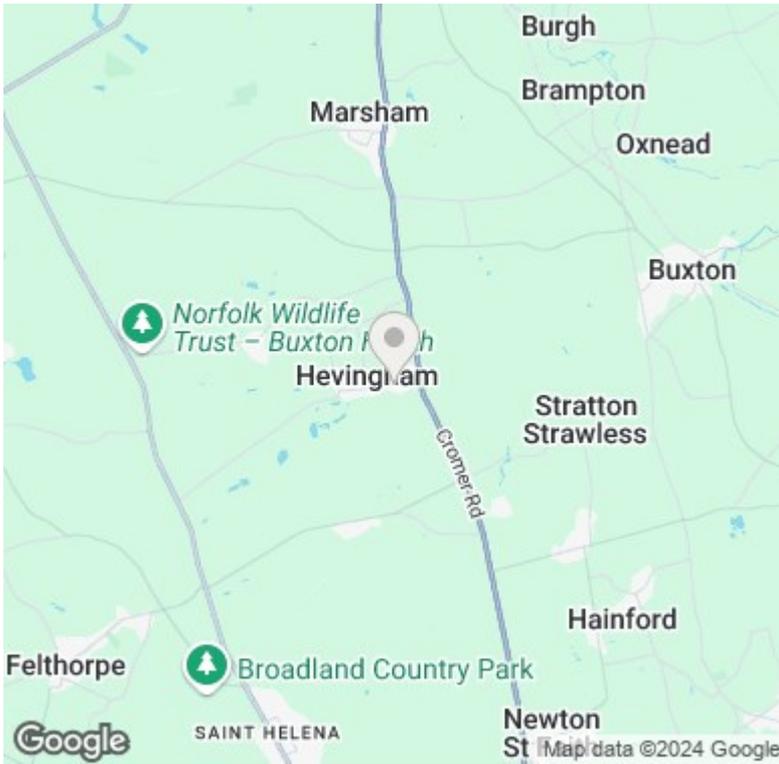
The property is accessed through a timber gated entrance off of a private, shingled Loke . To the front the property boasts a generous shingled driveway providing access to the detached double garage, a brick and tiled construction which has power, lighting and an electric car charger point. The property is surrounded by beautifully maintained gardens which are partially walled to the front, with the rear garden offering a range of mature shrubs, flowers and hedging with a delightful patio seating area.

AGENTS NOTES

This property is Freehold.
Mains gas central heating.
Mains drainage, electricity and water connected.
Council tax band: F







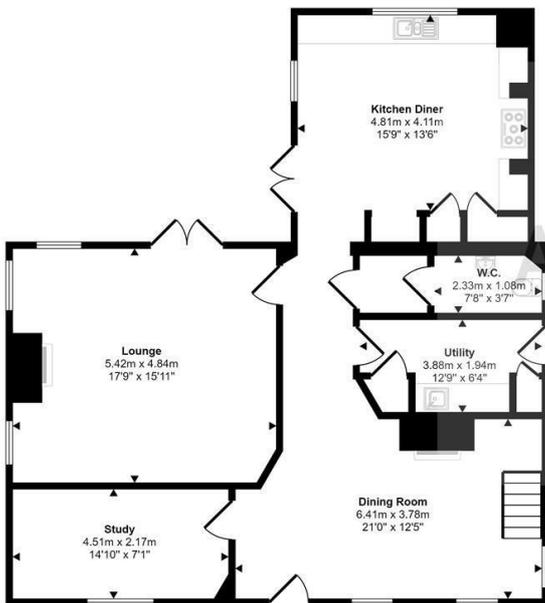
Viewings

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

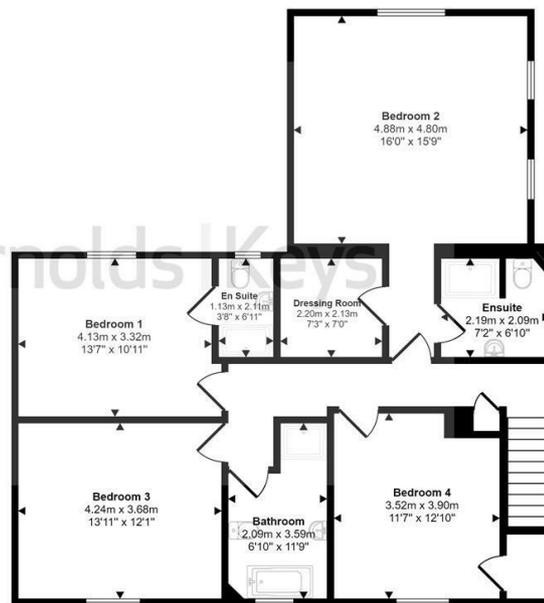
EPC Rating:

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

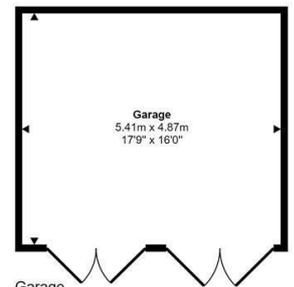
Approx Gross Internal Area
236 sq m / 2539 sq ft



Ground Floor
Approx 104 sq m / 1117 sq ft



First Floor
Approx 106 sq m / 1139 sq ft



Garage
Approx 26 sq m / 284 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.