



**HOLT ROAD
NORWICH, NR11 8QA**

**£595,000
FREEHOLD**

This amazing and spacious 3/4 bed cottage has very flexible accommodation, an annexe and beautiful gardens backing onto farmland just a 5 minute drive to Sheringham and Cromer. The property is sold with no upward chain.

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HOLT ROAD

- Must be viewed to be appreciated • 4
- Bedrooms with Annexe • Off Road
- Parking • Spacious and private
- Gardens • Excellent Location • Garden room • No upward chain



OVERVIEW

Meadow Cottage is a wonderful 3/4 bed semi-detached cottage on a good size plot. The living accommodation is very flexible with 3 bedrooms in the main property and another further bedroom in an annexe which adjoins the main house. The garden is a delight and has a beautiful al-fresco dining area. Add to this a wonderfully spacious garden room for entertaining should the weather be inclement!

FIRST IMPRESSIONS

The property is set back from the road and accessed by a long gravelled drive which leads to a large parking area. To the side is an oriental garden with a small pond and a gazebo. There are two entrances, one to the main house and one to the annexe.

MAIN HOUSE

The main front door opens into a lobby. From the lobby a further glazed door opens into the hallway.

HALLWAY

From the hall, doors open to the dining room, the ground floor bedroom (with en-suite) and the utility room. Stairs rise to the first floor. Double glazed window to the side aspect. Built-in cloak cupboards.

UTILITY ROOM

The utility room has a series of cupboards and work surfaces with an inset stainless steel sink and draining board. Spaces for a washing machine and tumble drier. Further spaces for an upright fridge and freezer.

DINING ROOM/SNUG

This room is partially open plan to the kitchen/breakfast room. Feature fireplace with inset solid fuel stove with a mantelpiece over. An archway leads to the kitchen and a door opens to the main lounge.

KITCHEN/BREAKFAST ROOM

A farmhouse style kitchen with with a range of base and wall units with display cabinets. Built-in appliances include an electric double oven and grill and a five ring gas hob with a stainless steel extractor hood and downlight over. Space for dishwasher. Double glazed window to the rear aspect, a skylight and a glazed door opens to the rear veranda,

LOUNGE

Double glazed windows to the rear overlooking the rear garden and French doors open to the veranda. Feature ornate fireplace (not in use)

MASTER BEDROOM & EN-SUITE

Double glazed windows to the front aspect. Built-in walk-in wardrobe. The en-suite has a full bathroom suite with a bath with shower over, illuminated twin vanity wash hand basins and cupboards beneath and a dual flush WC.

FIRST FLOOR

On the first floor is a double bedroom with amazing countryside views, a further single bedroom and a shower room with WC and a sink.

ANNEXE

Adjoining the property is a self-contained one bed annexe with a shower room and kitchenette.

STORE ROOM

To the left of the property is a store room with access doors to the front and rear aspects.

REAR GARDEN

The rear garden is a delight. Backing onto fields it comprises of various areas, lawns, flower and shrub beds. A spacious garden room is ideal for entertaining and has a WC and its own bar! There are further outbuildings and storage areas within the garden. The veranda adjoining the main property is ideal for al-fresco dining and entertaining and runs the full width of the property.

DRAINAGE

A septic tank is located in the rear garden.

MEADOW COTTAGE HOLT ROAD





Approximate total area⁽¹⁾

2223.39 ft²
206.56 m²

Reduced headroom

4.85 ft²
0.45 m²



(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		43
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.