









welcome to

Valley Lane, Holt

A three bedroom detached bungalow with accommodation comprising entrance hall, sitting room, conservatory, kitchen/breakfast room, three bedrooms & shower room. Outside are large gardens, requiring some attention. Call now to book a viewing!













Entrance Door To; Entrance Lobby

Built in cupboard. Door to;

Entrance Hall

Built in cupboard, electric storage heater.

Cloakroom

Wc, radiator, double glazed window to side.

Shower Room

Cubicle, wash basin, radiator, electric wall heater, double glazed window to side.

Sitting Room

21' 9" x 11' 10" max (6.63m x 3.61m max) Double glazed sliding door to rear, open fireplace, 2 radiators. Door to;

Conservatory

9' 3" x 8' 10" (2.82m x 2.69m) Door to rear.

Kitchen/breakfast Room

13' 10" x 10' 8" (4.22m x 3.25m)
Base cabinets, stainless steel sink, wall mounted boiler, double glazed window to front, built in oven, gas hob and hood, airing cupboard housing water tank, pantry, recesses for fridge and washing machine.

Bedroom

10' 8" x 9' 10" (3.25m x 3.00m) Double glazed window to rear, radiator.

Bedroom

7' 6" x 7' (2.29m x 2.13m) Double glazed window to rear.

Bedroom

10' 8" x 10' (3.25m x 3.05m) Radiator, double glazed window to rear.

Outside

Double wrought irn gates open onto the front

garden, there are 2 sheds, shingled paths and a large tiered rear garden which is lawned with a further shed and greenhouse. Attractive flint retaining wall.





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Valley Lane, Holt

- Large garden
- 3 Bedrooms
- Council Tax Band C
- Kitchen/breakfast room
- Convenient for town centre

Tenure: Freehold EPC Rating: D

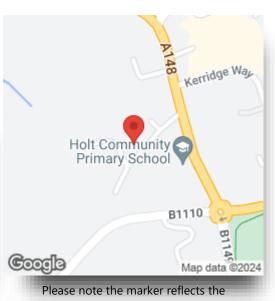
guide price

£450,000









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Property Ref: HOL106054 - 0011 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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postcode not the actual property



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