



Valley Lane, Holt NR25 6SF

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;

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.

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 iron gates open onto the front



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welcome to

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
HOL106054 - 0011

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