

Railway Cottages Station Road, Holt NR25 6BS



welcome to

Railway Cottages Station Road, Holt

An exclusive town centre development of barns finished to a very high standard in a delightful mews style location just off the town centre. The accommodation comprises open plan living space on the ground floor and 2 en suite bedrooms. The property benefits from an allocated parking space













Cloakroom

Pedestal basin, WC, engineered oak flooring, recessed ceiling light and double glazed window to the rear of the property.

Lounge / Diner / Kitchen

24' 2" x 19' 3" (7.37m x 5.87m) Stunning open plan room, large double glazed doors to front of property, recessed ceiling light, engineered oak flooring with underfloor heating, TV point and telephone point.

Kitchen with bespoke hand built shaker style with wall and base units, bevelled edge granite work surfaces, 1 1/2 bowl stainless steel sink with chrome swan neck mixer tap, integrated appliances: Double oven with grill, gas hob with hood above.Dishwasher and freestanding fridge freezer. Large under stairs cupboard.

Utility

Utility cupboard housing gas boiler, consumer unit and plumbing for washing machine.

Landing

Exposed beams and double glazed window to the rear of the property.

Bedroom One

13' 2" x 10' 5" (4.01m x 3.17m) Vaulted room with beams, fitted wardrobes, dressing table and drawers, vertical radiator and velux window.

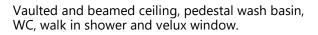
En Suite

Vaulted and beamed ceiling, pedestal wash basin, WC, panelled bath with wall mounted shower above and velux window.

Bedroom Two

11' 2" x 11' 4" (3.40m x 3.45m) Vaulted room with beams, fitted wardrobes, fitted drawers, and velux window.

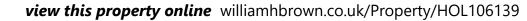
En Suite Shower Room



Outside

Indian stone patio with seating area.





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Railway Cottages Station Road, Holt

- Guide £400,000 £425,000
- Open plan living
- Council tax band C
- Two double bedrooms both with en suite
- Town centre location

Tenure: Freehold EPC Rating: B

£400,000 - £425,000





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Property Ref: HOL106139 - 0013 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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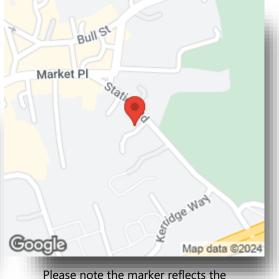


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postcode not the actual property

Coocle Pleas