



Withers Close, Holt NR25 6NH

welcome to

Withers Close, Holt

A detached house with accommodation briefly comprising entrance hall, cloakroom, study, sitting room, dining room, inner lobby, kitchen and conservatory downstairs, with 3 bedrooms and bathroom above.



**Entrance Door To:
Entrance Hall**

Oak floor, staircase, radiator, cloaks cupboard.

Cloakroom

Wc and wash basin, radiator, extractor.

Study

9' 4" max x 8' 6" (2.84m max x 2.59m)

Double glazed window to front, radiator, oak floor.

Sitting Room

17' 6" x 12' 10" max (5.33m x 3.91m max)

Fireplace with pamment tiled hearth housing gas stove, double glazed window to rear, double glazed sliding door to conservatory, 2 radiators.

Dining Room

16' 3" x 9' 3" (4.95m x 2.82m)

Double doors to rear, radiator.

Kitchen

10' 8" x 8' 2" (3.25m x 2.49m)

Wall and base units, double glazed window to front, stainless steel 1 1/2 bowl sink, door to side, built in fridge, built in oven, hob and hood, recess for washing machine.

Conservatory

10' 10" x 9' 10" (3.30m x 3.00m)

Radiator, tiled floor, double doors to garden.

Landing

Airing cupboard housing water tank, loft hatch.

Bedroom 1

14' x 9' 8" (4.27m x 2.95m)

Double glazed window to front, radiator, telephone point, built in wardrobe.

Bedroom 2

16' 3" x 9' 3" (4.95m x 2.82m)

Double glazed windows to front and rear, radiator.

Bedroom 3

10' 8" x 9' 4" + door recess (3.25m x 2.84m + door recess)
Double glazed window to rear, radiator, built in wardrobe.

Bathroom

Shower bath with screen and shower above, wc, wash basin, double glazed window to rear, heated towel rail.

Outside

Detached garage measuring 19ft 8 x 11ft with electric roller door, light, power and personal door to side. Lawned rear garden with brickweaved area, canopy above, shed, greenhouse hedging and panel fence borders.



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welcome to

Withers Close, Holt

- Small, private close position
- Convenient for town centre
- Sitting & Dining Rooms
- 3 Bedrooms
- Garage & parking

Tenure: Freehold EPC Rating: C

guide price

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HOL106471 - 0003

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