



24 Peacock Lane, Holt

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**24 Peacock Lane
Holt, Norfolk NR25 6HA**

North Norfolk Coast 4 miles,
Norwich 20 miles

A character cottage style semi-detached house situated in a much favoured residential area being a very short walk from Holt High Street. The accommodation offers an entrance hall, kitchen/diner, sitting room, conservatory, cloakroom, two bedrooms, both with en-suites, gas fired central heating and double glazing. Outside there is a courtyard garden, off street parking and a garage.

GUIDE PRICE £395,000



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The Property

The property offered for sale is an attractive character home, superbly located in a peaceful area yet only a very short walk from Holt town centre. Constructed in 1999 by renowned local builders Character Homes Ltd, the accommodation offered is in excellent order throughout and comprises an entrance hall, a sitting room with an open fire place and double doors leading to a conservatory, a well fitted- out kitchen and a cloakroom. On the first floor there are two good sized bedrooms, both with en-suite facilities. The property enjoys the benefit of UPVC sealed unit double glazed windows and gas fired central heating. Outside, to the front of the property is a small enclosed garden and to the rear is a paved, private and fully enclosed, garden area. To the side of the property there is off street parking for one car and a brick and tiled garage.

Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The county city of Norwich is just over twenty miles away from where there is a fast rail service to London Liverpool Street and an international airport.

Directions

From the agent's office proceed along the High Street towards the Memorial. Bear left and pass the old Post Office. Take the next left turn into Peacock Lane. After around 50 yards you will find the property on your right hand side identified by a Pointens for sale board.

Accommodation

Entrance canopy and front door to -

Entrance Hall

Coat pegs, radiator, telephone point and staircase to first floor.

Kitchen (11'7 x 8')

Range of Shaker style base units with working surfaces over, inset one and half bowl sink unit with mixer tap. Plumbing for automatic washing machine, electric cooker, electric surface hob, extractor hood, dishwasher. Tiled splashbacks, range of matching wall units. Worcester Bosch wall mounted boiler for central heating and domestic hot water. Tiled floor, radiator.

Sitting/ Dining Room (14'1 x 12'10 maximum)

Red brick fireplace with pamment hearth and wooden bressumer beam over. Radiator, television point. UPVC French doors leading to -

Garden Room (12'2 x 8'9)

Electric wall mounted radiator, ceiling blinds. Sliding door to garden.

Cloakroom

White suite comprising wc, washbasin, extractor fan.

First Floor Landing

Airing cupboard with fitted shelving.

Bedroom One (14' x 9'9 maximum)

Fitted range of bedroom furniture comprising a dressing table, double wardrobe and high level cupboards. Television point, radiator door to:-

En suite

White suite comprising a tiled shower cubicle, fitted shower, wc pedestal wash basin, radiator, extractor fan.

Bedroom Two (11'3 x 10'4 maximum)

Radiator, door to:-

En-suite

White suite comprising wc, panelled bath with Victorian style mixer tap and shower attachment, pedestal washbasin, electric shaver point, fitted mirror, shelf, radiator.

Curtilage

To the front of the property is a shingled garden area that is enclosed by wooden fencing. To the rear of the property is a paved private garden, personal door leading to the rear of the property. The garden is fully enclosed with wooden panelled fencing and brick wall. To the side of the house is a parking space and a **brick and tiled garage (17' x 8'6)** with a roller door, electric power and light.

General Information

Tenure: Freehold.

Tax Band: C £1761.27 2020/21.

Local Authority: North Norfolk District Council Telephone: Tel: 01263 513811.

Services: All mains services are connected.

Viewing: Strictly via the sole agents, Pointens Estate Agents. Telephone 01263 711880.

Energy performance certificate: To be confirmed.

Ref: H31266.

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Important Notice

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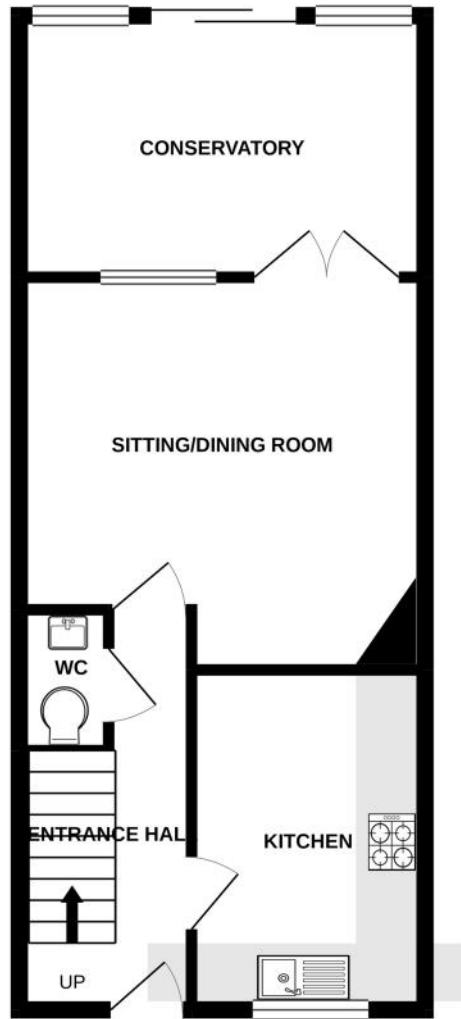
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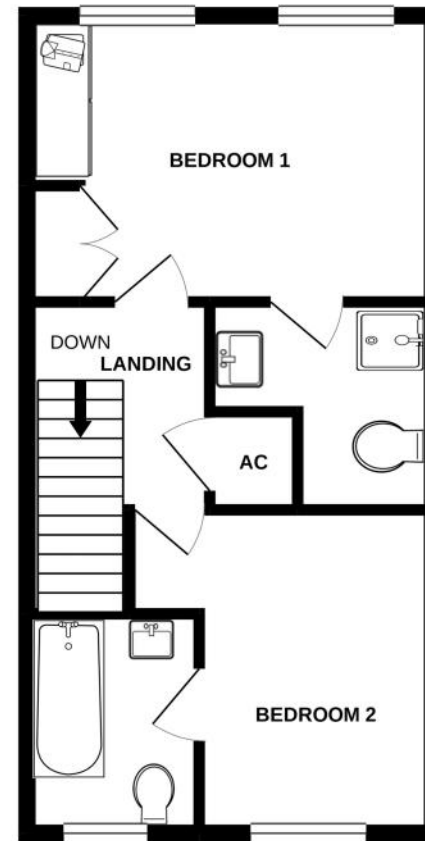
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GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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