



14 Kelling Close, Holt

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14 Kelling Close, Holt

Norfolk NR25 6RU

North Norfolk Coast 3 miles, Norwich 20 miles

Detached family sized house situated in a quiet cul-de-sac which is convenient for Gresham's schools and the extensive amenities of Holt High Street. The property offers 3 reception rooms, 4 bedrooms, 38'garage and good size private grounds.

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The Property

The property offered for sale is a detached house situated near the head of this quiet cul-de-sac towards the northern outskirts of the town. Convenient for Gresham's schools and Holt High Street the property offers a well appointed family size home with spacious accommodation including 3 receptions rooms and 4 bedrooms. The accommodation briefly comprises: entrance hall, 18' sitting room, dining area, fitted kitchen, dining room, garden room and a utility room. On the first floor there are four bedrooms a bathroom and separate wc. The property also enjoys the benefit of oil fired central heating and replacement UPVC sealed unit double glazing throughout. Outside, there is ample off street parking, a 38' garage and a very private and spacious rear garden. The property is being sold with no onward chain.

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, 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 of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about 4 miles distant with Salhouse, Cley, Blakeney and Morston all within easy reach. The city of Norwich is just over 20 miles distant from where there is a fast rail service to London Liverpool Street.

Directions

Leave Holt High Street via the Cromer Road. Upon reaching Gresham's Prep. School turn left into the Kelling Road. Kelling Close is then the second turning on your left and number 14 can be found at the head of the close.

Accommodation

The accommodation comprises:

Front door, leading to -

Entrance Hall

Two radiators, telephone point.

Sitting Room (18' x 11'10)

Open fireplace, patio doors leading to the rear garden. Radiator. Archway to -

Dining Area (11'2 x 6'7)

Radiator.

Kitchen (10'6 x 9'5)

Range of fitted base units with working surfaces over, inset single drainer sink unit with mixer tap, tiled splashbacks, range of matching wall units, shelved cupboard.

Dining Room (14'10 x 8'10)

Radiator, understairs cupboard.

Utility Room (14'4 x 11'10 max)

Door to front and door to rear garden. Plumbing for automatic washing machine, fitted cupboards.

Sun Room (10'6 x 9'1)

Door to rear garden.

Cloakroom

Wc, wash basin.

First Floor, Landing

Radiator.

Bedroom One (12' x 10'8)

Radiator, fitted cupboards.

Bedroom Two (12' x 7')

Radiator, airing cupboard with factory lagged hot water tank and shelving.

Bedroom Three (10'8 x 9'2)

Radiator, built in wardrobe.

Bedroom Four (9' x 8'6)

Radiator.

Bathroom

Panelled bath with fitted shower screen, mixer tap and shower attachment. Fitted Aqualisa shower, radiator, heated towel rail. Pedestal wash basin, tiled splashbacks.

Separate wc.

Wc.

Curtilage

The property is approached over a brickweave driveway providing ample off street parking. There is also a brick built double length **garage (38'10 x 8'5, opening up to 12'10)** with electric power and light and up and over door. To the rear of the house is a good size private garden which is mostly laid to lawn and with various inset flower and shrub beds, all enclosed by wooden panelled fencing and mature hedging.



General Information

Tenure: Freehold.

Services: All mains services are connected.

Council Tax Band: E

Energy Performance Certificate Band: D

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

Viewings: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

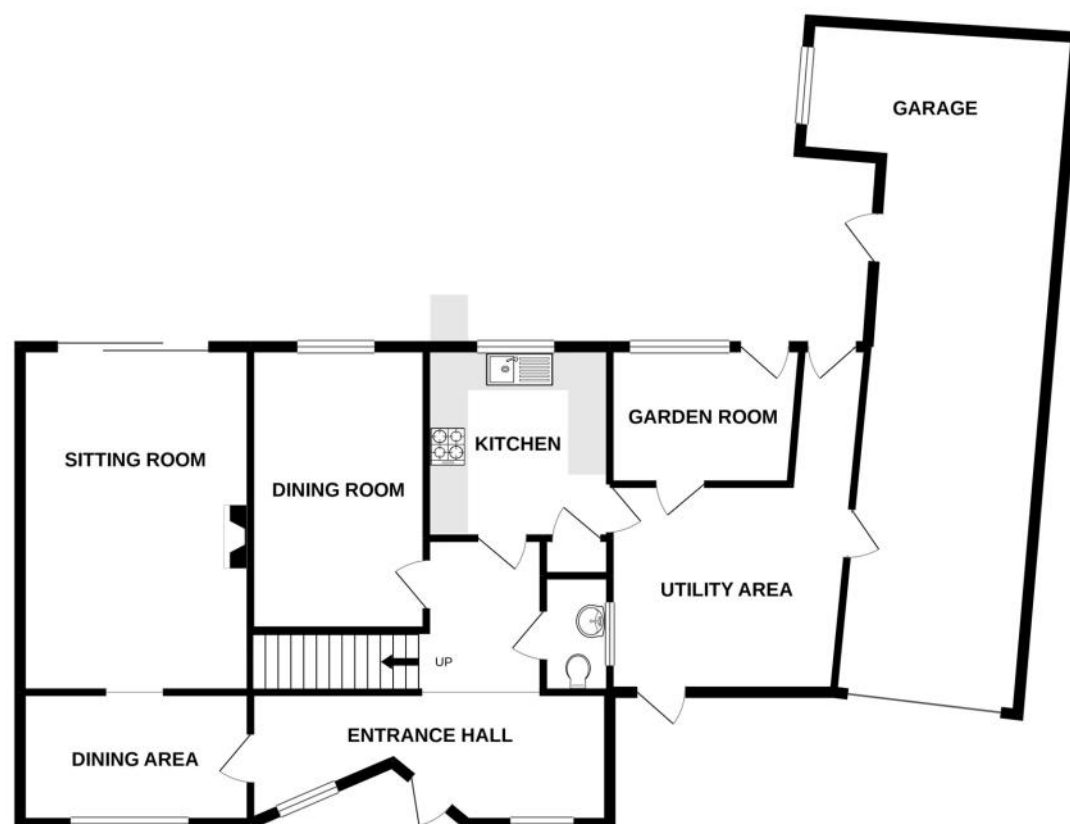
Reference: H31275.

Agents Note: Intending purchasers will be asked to produce original Identity documentation and proof of address before solicitors are instructed.

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

GROUND FLOOR
1329 sq.ft. (123.5 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



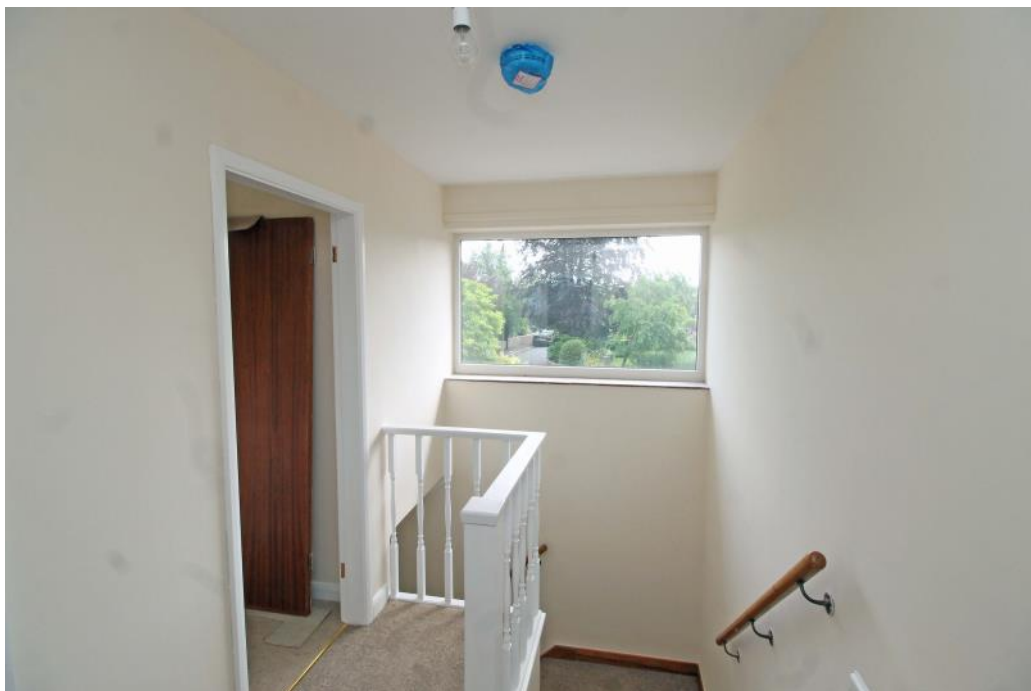
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TOTAL FLOOR AREA : 2009 sq.ft. (186.7 sq.m.) approx.

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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18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

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