



The Lilac's, Nortonsfield Close, Holt

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Pointens









**The Lilac's, 2 Nortonsfield Close,**

**Holt, Norfolk NR25 6UE**

North Norfolk Coast 5 miles

Norwich 20 miles

A well appointed detached bungalow quietly located in a small select development of just 3 properties. This popular residential location is an easy level walking distance of Holt town centre and its extensive amenities and Gresham's Pre-Prep, Prep and Senior School.

**GUIDE PRICE £399,950**



## The Property

The property offered for sale is an exceptionally well appointed spacious detached bungalow situated in a small select close of just three similar properties. In an enviable location within the town, the bungalow is a level walk from the town centre and its extensive amenities and also is convenient for Gresham's Schools. The well appointed accommodation comprises an entrance porch, an entrance hall, a sitting room with an open fireplace, a garden/dining room, a well fitted out kitchen, utility room, two double bedrooms (master en-suite) and a shower room. The property enjoys the benefit of gas fired central heating and UPVC windows and doors throughout. Outside, there is off street parking for two cars and a short distance away is a brick and tile garage. To the rear of the bungalow is a very private, enclosed garden area. There is no onward chain.

## Location

Nortonsfield Close is a short level walk from Holt town centre. The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with 5 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 individual shops and businesses where a friendly and personal service still remains. Schooling includes the well renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham. The North Norfolk coastline is about 4 miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The county city of Norwich is just over 20 miles away from where there is a fast rail service to London (Liverpool Street).

## Directions

From the agent's office turn left onto the High Street. After going past Bakers and Larners and upon reaching the war memorial bear left and continue on this road past the garage. Take the next turning left into Kelling Road, then left again into Kenwyn Close. The entrance to Nortonsfield will then be found on your left hand side.

## Accommodation

The accommodation comprises:

UPVC front door, leading to -

### Entrance Porch

Radiator. Door to -

### Entrance Hall

Radiator, fitted airing cupboard with shelving.

### Living Room

Open fireplace, radiator. Television point. Double doors to -

### Garden Room/Dining Room

Radiator. Double doors to the rear garden.

### Kitchen

Range of fitted base units with work surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted dishwasher, double oven, gas surface hob, extractor hood. Tiled splashbacks, range of matching wall units. Telephone point.

### Utility Room

Range of base units with worktop. Inset single drainer sink unit with mixer tap. Plumbing for automatic washing machine. Wall unit. Wall mounted gas fired Worcester Bosch boiler for central heating and domestic hot water. Radiator. Door to outside.

### Bedroom One

Radiator, fitted cupboard.

### En suite

W.C., pedestal washbasin, shower cubicle, electric light with shaver point. Radiator. Fully tiled walls.

### Bedroom Two

Radiator. Fitted cupboard.

### Shower Room

Vanity unit with basin over. W.C., shower cubicle. Electric light with shaver point. Radiator. Fully tiled walls.

### Curtilage

The property is approached over a brickweave driveway providing off street parking for two vehicles. A short distance away there is a brick and tile garage (17'7 x 9'2) with up and over door, electric power and light. To the front of the bungalow is a shingled garden with an inset tree. There is pedestrian access down both sides of the property which lead to the very private and easily managed rear garden which is mostly laid to lawn with a patio area, all being enclosed by a mixture of walling and panelled fencing.

### General Information

**Tenure:** Freehold.

**Services:** All mains services are connected.

**Council Tax Band:** D (£2043.24–2022/23)

**Energy Performance Certificate:** C

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

**Viewing:** Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

**Ref:** H313103.

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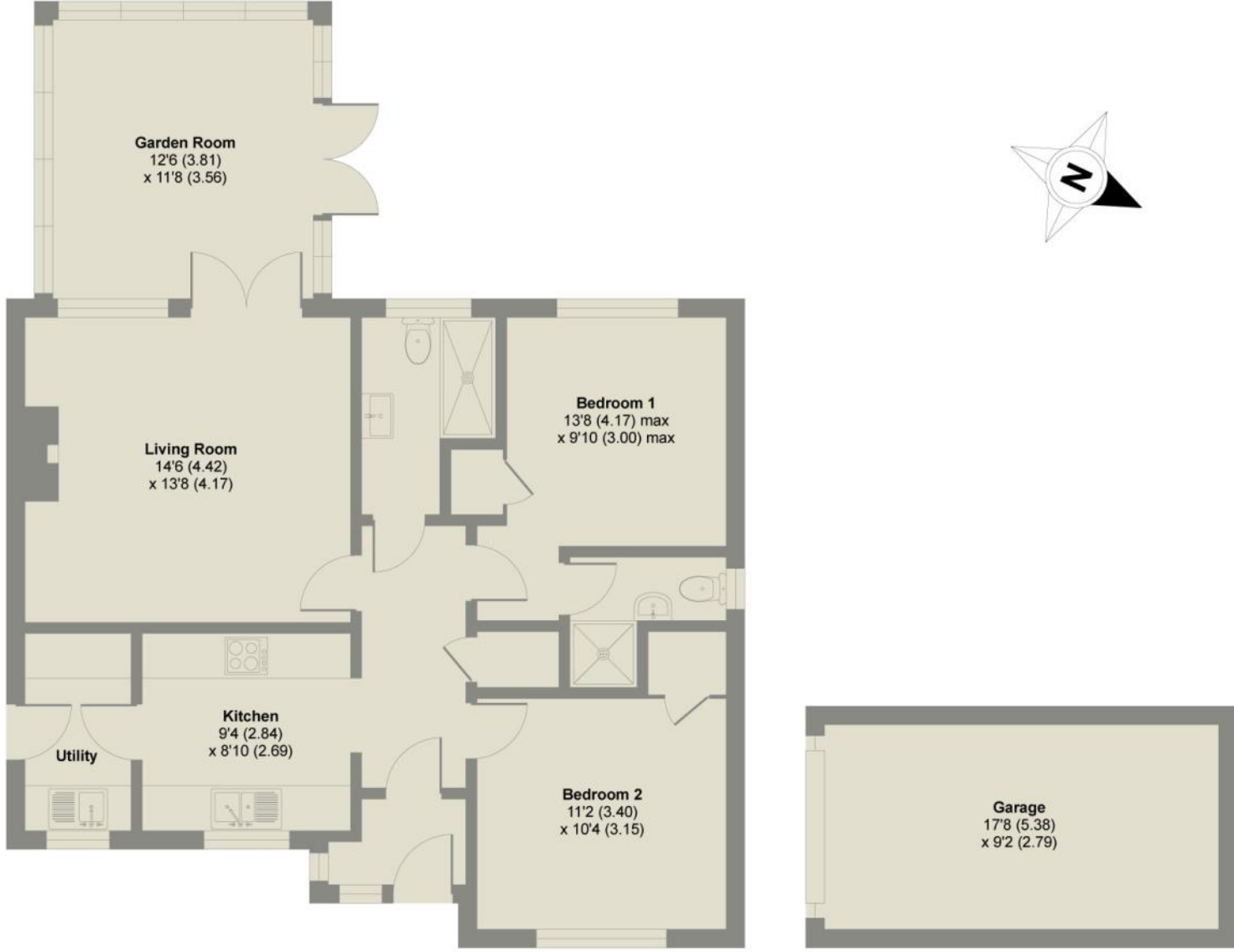
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Approximate Area = 1106 sq ft / 102.7 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'che.com 2023. Produced for Bedfords Estate Agents. REF: 966774

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