



11 Pearsons Close, Holt

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Pointens





**11 Pearsons Close
Holt, Norfolk NR25 6EH.**

Blakeney 5 miles, North Norfolk Coast 3 miles
Norwich 20 miles

An immaculately presented bungalow situated in a much favoured residential area of the town. And convenient for Holt High Street and its extensive amenities and Gresham's Schools. The grounds extend to about 1/4 acre and the rear garden faces due south.

GUIDE PRICE £349,950



The Property

The property offered for sale is a spacious detached bungalow situated in large gardens of around 1/4 acre (subject to survey). Located in a small cul-de-sac of similar properties, the bungalow is convenient for both Gresham's Schools and Holt High Street which is around a ten minute flat walk away. The well proportioned and spacious accommodation comprises an entrance porch, an entrance hall, an L-shaped sitting/dining room, a well fitted out kitchen, a utility room, dining room, garden room, shower room and two double bedrooms. The property enjoys the benefit of gas fired central heating and UPVC sealed unit windows and doors throughout. Outside, there is a driveway which provides off street parking for several vehicles and leads to a brick built garage. There is a lawned front garden and a good size, south facing rear garden. The property has 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, 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 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 Preparatory School turn right into Grove Lane. After a few hundred yards you will reach Pearsons Road, turn left into Pearsons Close and the property will then be found on your right hand side identified by a Pointens for sale board.

Accommodation

The accommodation comprises:

Entrance Porch

Tiled floor, door to -

Entrance Hall

Radiator. Coats cupboard and airing cupboard.

Sitting/Dining Room (23'5 x 19', L-shaped and double aspect)

Two radiators, serving hatch to kitchen. Television point.

Kitchen (11'10 x 11'3)

Range of fitted base units with working surfaces over. Inset one and half bowl sink unit with mixer tap. Dishwasher point. Fitted double oven. Gas surface hob and extractor hood. Breakfast bar. Tiled splashbacks, range of matching wall units. Radiator. Tiled floor. Door to -

Utility Room (6'10 x 6'5)

Base units with sink over. Cupboard housing the gas fired boiler for central heating and domestic hot water and hot water cylinder. Fully tiled walls, door to rear garden.

Dining Room (13' x 10'7)

Radiator. Wide arch to -

Garden Room (9'5 x 9'4)

Constructed of UPVC, this has fitted blinds, a radiator and double doors leads to the rear garden.

Bedroom One (15'10 x 9'9, double aspect)

Radiator. Range of fitted bedroom furniture. Sliding double doors leads to the rear garden.

Bedroom Two (14'4 x 11'10)

Range of fitted bedroom furniture, radiator.

Shower Room

Large walk-in shower cubicle with fitted shower. Vanity unit with W.C. and washbasin. Radiator. Fully tiled walls and floor.

Curtilage

The property is approached over a driveway which provides ample off street parking for several vehicles and leads to a brick built garage (19'3 x 10') with electric roller door, power and light. To the front of the bungalow is a good size lawned garden with various inset flower and shrub beds. There is pedestrian access down both sides of the bungalow to the good size, south facing rear garden which has a patio area directly behind the house and is mostly laid to lawn, also with various inset flower and shrub beds, a wooden summer house, a wooden garden shed and an aluminium greenhouse. This is all fully enclosed by wooden panelled fencing.

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General Information

Tenure: Freehold.

Services: All mains services are connected.

Council Tax: Band E (2023/24—£2618.03)

Energy Performance Certificate: to be confirmed

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

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

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

Reference: H313142

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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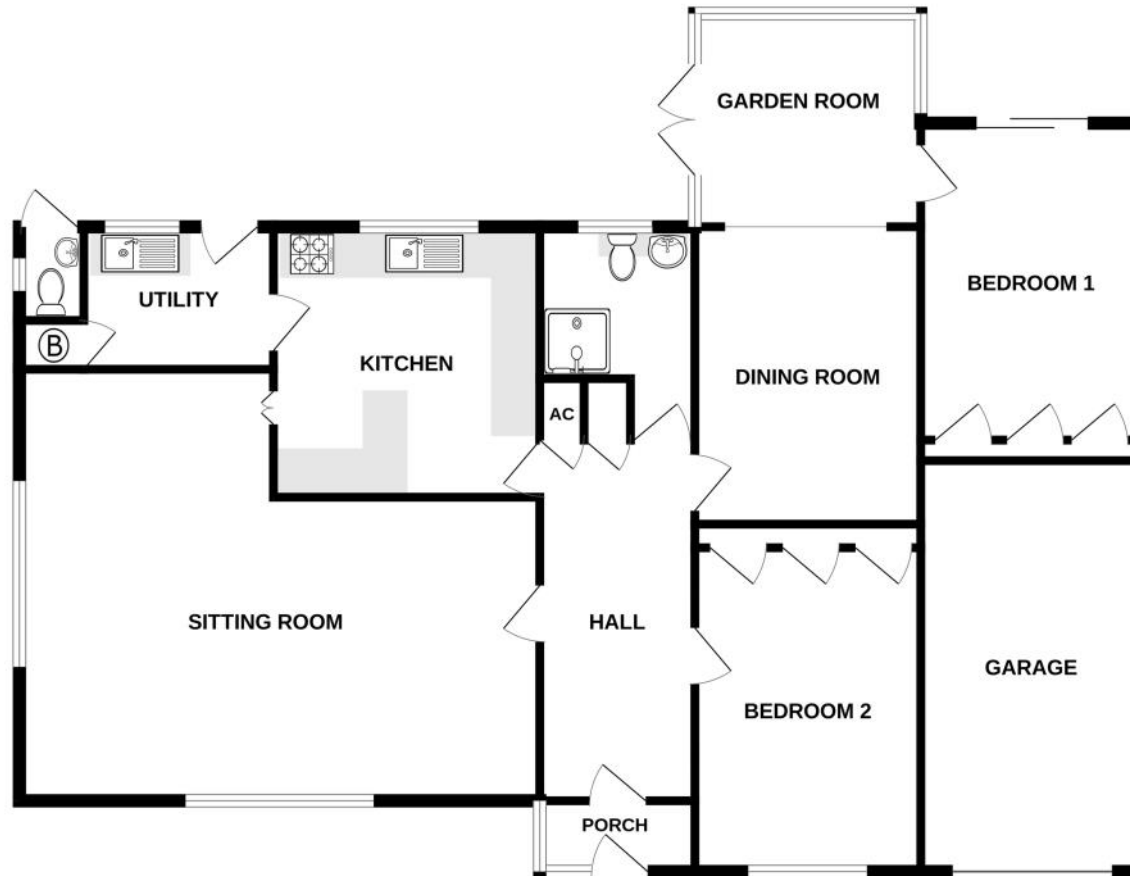
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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GROUND FLOOR
1490 sq.ft. (138.4 sq.m.) approx.



11 PEARSONS CLOSE, HOLT NORFOLK NR25 6EH

TOTAL FLOOR AREA : 1490 sq.ft. (138.4 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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