



20 Greenways, Holt

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Independent Estate Agents

Pointens





**20 Greenways, Kelling Road,
Holt, Norfolk NR25 6RX**

North Norfolk Coast 3 miles,
Norwich 20 miles

A very well presented detached non estate bungalow pleasantly situated in much favoured Close. Greenways is convenient for Holt High Street and Gresham's Schools. A particular feature of this property is its private sunny due south facing rear garden.

GUIDE PRICE £495,000



ACCOMMODATION

The Property

The property offered for sale is a very spacious and extremely well presented detached bungalow in a much favoured area of Holt. Re-furbished in recent years the well proportioned accommodation briefly comprises: an entrance porch leading to an entrance hall, a good size double aspect L shaped sitting/ dining room with an fire-place. A garden room, cloakroom, well fitted out kitchen. Two large bedrooms and a family bathroom. The property also has the benefit of gas fired central heating, sealed unit double glazed windows and doors and solar panels fitted which we understand will benefit the vendor with reduced electricity bills. Outside, the property is approached over a concrete driveway that leads to a double garage. There front gardens and a particular feature of the bungalow is the well tendered private south facing rear garden. There is no onward chain.

The Location

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 centre of town, continue through the market place, past the Post Office and on to the old Cromer Road heading towards Gresham's school. After passing the Prep School on your right turn left into Kelling Road. Greenways is then your next turning on the right hand side and number 20 will be found on your right hand side identified by a Pointens for sale board.

Entrance Porch

Door to -

Entrance Hall

Wooden parquet flooring, radiator, coats cupboard, telephone point, airing cupboard.

Sitting Room/Diner (L-shaped 17'9 x 24', double aspect)

Pebble effect gas fire, two radiators, television point.

Garden Room (14'7 x 9')

Tiled floor, sliding UPVC doors to rear garden. Fitted cupboard.

Kitchen (11'6 x 8'8)

Good range of base units with working surfaces over. Electric double oven, electric surface hob, extractor hood, dishwasher. Inset one and half bowl sink unit with mixer tap, tiled splashbacks, range of matching wall units with under lighting. Radiator. Cupboard housing Worcester Bosch gas fired boiler for central heating and domestic hot water.

Cloakroom

Wc, wash basin.

Bedroom One (13'7 x 12')

Built in double wardrobes, radiator.

Bedroom Two (14' x 11'10)

Built in double wardrobes., radiator.

Bathroom

White suite comprising wc, pedestal washbasin, panelled bath with mixer tap and shower attachment. Tiled shower cubicle with fitted shower, tiled floor, heated towel rail.

Curtilage

The property is approached over a brick weave driveway leading to a **double, brick built garage** (16'8 x 15'7) electric roller door, electric power and light, personal door leading to the garden room. To the rear of the property is a good size, enclosed, south facing private garden which is mostly laid to lawn together with a patio area, various inset flower and shrub beds, all being enclosed by wooden panelled fencing.

General Information

Tenure: Freehold.

Council Tax Band: E (£2618.03— 2023/2024)

Local Authority: North Norfolk District Council, tel: 01263 513811.

Services: All mains services are connected. The property also benefits from gas fired central heating. A new Worcester Bosch boiler was fitted in 2019 with a 10 year parts and labour guarantee. Also installed are solar panels and hot water heating panels which currently generate an income..

Energy Performance Certificate: To be confirmed.

Viewing: Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH tel: 01263 711880.

Ref: H313144.

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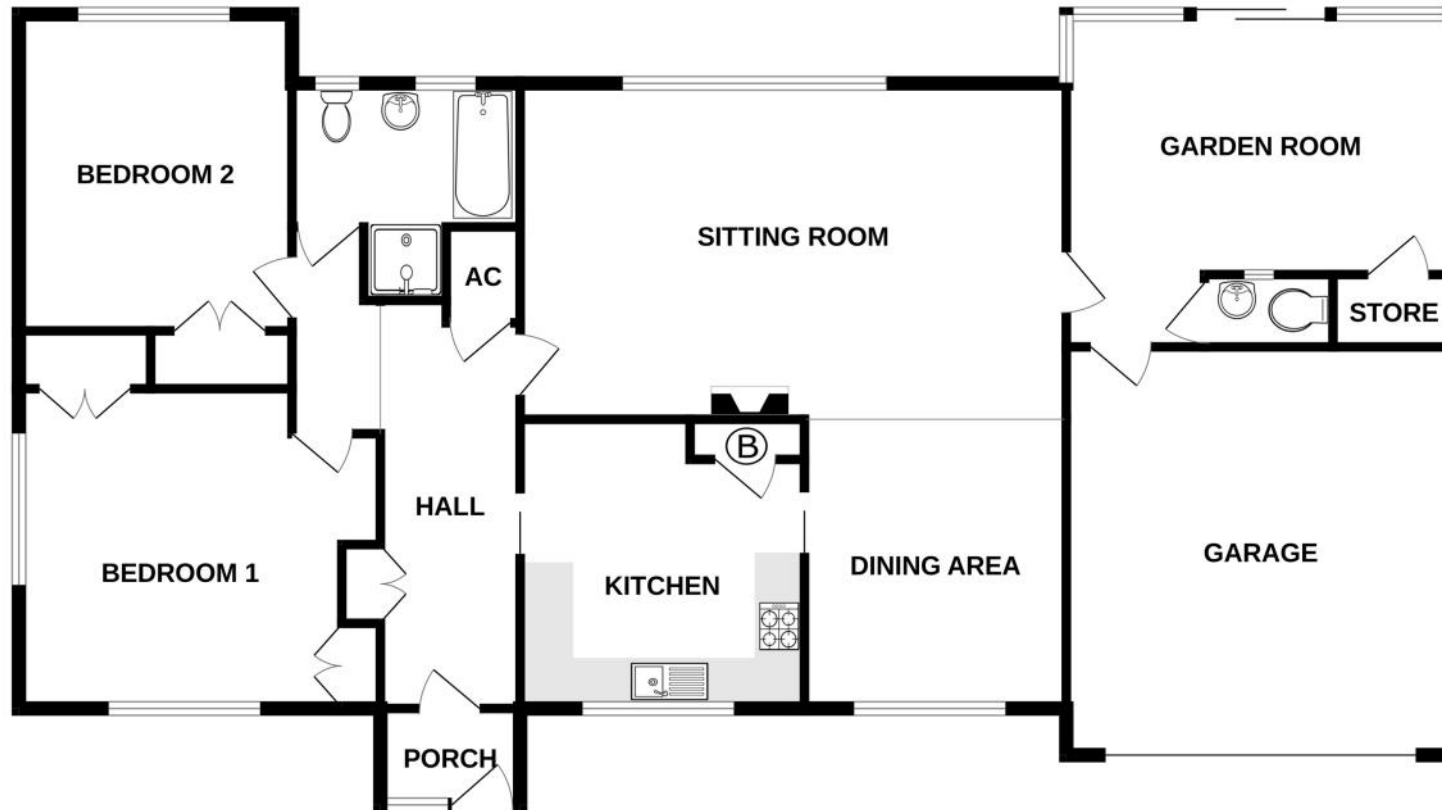
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GROUND FLOOR
1623 sq.ft. (150.8 sq.m.) approx.



20 GREENWAYS, HOLT, NORFOLK NR25 6RX

TOTAL FLOOR AREA : 1623 sq.ft. (150.8 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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