



Independent Estate Agents

**Pointens**









**3 Caston Close, Holt, Norfolk**

**NR25 6PD**

North Norfolk Coast 3 miles,

Norwich 20 miles

A character home situated in a quiet loke literally a stones' throw from Holt High Street. The property enjoys 3 bedrooms, (master en-suite), a private rear garden, off street parking for two cars and a garage.

**Guide Price £399,950**



## 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 a wood burner and double doors leading to a garden room, a well fitted-out kitchen and a cloakroom. On the first floor there is a master bedroom with an en suite shower room and two further bedrooms and a bathroom. The property also benefits from gas fired central heating, sealed unit double glazing, internal cottage-style wooden latch doors and coving. Outside there is a brick and tile garage and two parking spaces. To the rear of the property is a very private and attractive enclosed 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 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 into White Lion Street. Turn first left into Peacock Lane. After around 25 yards you will find Caston Close on your right. No 3 will then be found on the left hand side identified by a Pointens for sale board.

## Accommodation

Entrance canopy with light over and Upvc stable front door to -

### Entrance Hall

Coved ceiling, radiator, telephone point. Staircase to first floor with understair storage cupboard. Oak flooring.

### Cloakroom

White suite comprising wc, washbasin, tiled floor, extractor fan, tiled splashbacks, coved ceiling.

### Sitting Room (16'8 x 11'6)

Red brick corner fireplace with timber mantel, raised tiled hearth housing a cast iron woodburner, two radiators, coved ceiling. Two wall lights, television point. Double doors leading to -

### Garden Room (12'10 x 8')

Fully tiled floor and double doors leading to the rear garden.

### Kitchen/diner (14'8 x 10'1)

A range of fitted base units with hard wood work surfaces over. Inset double Belfast sink with mixer tap over, tiled splashbacks, range of matching wall units with underlighting. Space and plumbing for automatic washing machine, integral dishwasher, integral fridge/freezer, tall shelf cupboard housing a modern Worcester Bosch combination gas fired boiler with a Honeywell app for central heating and domestic hot water. Rangemaster dual fuel range cooker with five gas hobs and two ovens,. Grill and warming oven. Rangemaster extractor hood, coved ceiling, radiator, tiled floor.

### First Floor

#### Landing

Access to partly boarded roof space. Airing cupboard. coved ceiling.

### En suite shower room

White suite comprising wc, pedestal washbasin, fully tiled shower cubicle with electric shower, extractor fan, radiator, electric shaver point, coved ceiling, tiled floor.

### **Bedroom One (13'7 x 10'1)**

Radiator, telephone point, television point, coved ceiling.

### **Bedroom Two (10' x 10'2)**

Radiator, television aerial point, coved ceiling.

### **Bedroom Three (10' x 6'2)**

Radiator, telephone point, coved ceiling.

### **Bathroom**

White suite comprising wc, pedestal washbasin, tiled splashbacks, panelled bath with mixer tap incorporating shower attachment. Fully tiled surround, fitted shower screen, coved ceiling, extractor fan, radiator, electric shaver point. Tiled floor.

### **Curtilage**

The property is approached over a private tarmac road. This in turn leads to a brick and tile **garage (16'5 x 8'6)** with up and over door, electric power and light. There is also a parking space directly in front of the garage and another to the side of the garage block. A pathway leads down the side of the property to the rear garden which is paved for ease of maintenance and has a small garden shed, an outside tap and an electric power point. All being fully enclosed by wooden panelled fencing.

### **General Information**

**Tenure:** Freehold.

**EPC Rating:** C

**Tax Band:** C (2024/25—£1996.34)

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

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

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

### **Important Notice**

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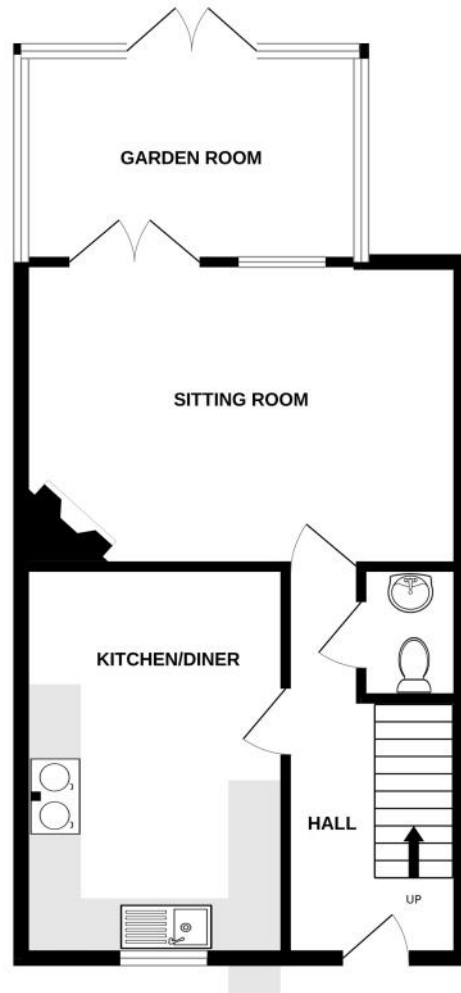
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GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.7 sq.m.) approx.



3 CASTON CLOSE, HOLT NR25 6PD

TOTAL FLOOR AREA : 973 sq.ft. (90.4 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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