



11 The Beeches, Holt

See all our properties at [OnTheMarket.com](https://www.onthemarket.com)

Independent Estate Agents

Pointens





## 11 The Beeches, Holt, Norfolk NR25 6AU

North Norfolk Coast: 3 mile

Norwich: 20 miles

A well appointed two bedroom bungalow situated in this much sought after small select development for the over 60's. Located just a short level walk from Holt's extensive range of shops and amenities.

**Guide Price £225,000**



## The Property

The Property offered for sale is a semi - detached two bedroom bungalow situated on a small, select development specifically for the over-60's. The Beeches is conveniently located in a tree lined road only around 150 yards from the popular Holt town centre. This small select development enjoys well tendered and cared for communal grounds. The accommodation briefly comprises an entrance porch, an entrance hall, a double aspect sitting room, UPVC garden room, a well fitted out kitchen, two bedrooms and a shower room. To the rear of the property is a good size south facing private garden.

## 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 salhouse, 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.

## Directions

Leave Holt High Street via Station Road. After around 150 yards you will find the entrance to The Beeches on your right hand side. Walk on the footpath to the rear of the main house and number 11 will be found, quietly located to the rear of the development.

## Accommodation

Front door, leading to -

Entrance porch, front door to -

### Entrance Hall

Radiator, airing cupboard housing gas fired boiler for central heating and domestic hot water. Access to loft, shelved cupboard.

### Sitting Room (17' x 10'5, double aspect)

Two radiators, television point, telephone point. Fitted blinds, Sliding patio doors to -

### UPVC Garden Room (12'6 x 8')

Fitted blinds, door to kitchen, door to garden.

### Kitchen (9'10 x 8')

Fitted range of base units with working surfaces over, inset single drainer sink unit with mixer tap, electric oven, surface hob, extractor hood, tiled splashbacks, range of matching wall units. Radiator, plumbing for automatic washing machine.

### Bedroom One (10'5 x 10')

Fitted range of bedroom furniture and storage cupboards, radiator.

### Bedroom Two (11' x 9', double aspect)

Radiator, fitted blinds.

### Shower Room

White suite comprising pedestal washbasin, tiled shower cubicle, wc. Tiled walls, heated towel rail, light with electric shaving point.

## Curtilage

To the front of the property is a lawned garden. A gate leads to the rear of the property where there is a south facing rear garden. This is mainly laid to shingle with various inset flower and shrub beds. Patio areas, garden shed, all being enclosed by wooden panelled fencing.

## General Information

**Tenure:** Leasehold, the property is held on a 125 year lease which commenced in 1990. The monthly service charge is £161.00 and includes maintenance for the communal areas, external decoration of all properties within the development, buildings insurance, external window cleaning, an emergency monitoring system and upkeep of all roofs, gutters and drainpipes. The freehold is owned by Orbit Housing Association. Pets may be allowed under strict conditions, please enquire for further details.

**Tax Band:** C

**Energy Performance Certificate:** To be confirmed.

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

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

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

**Ref:** H313200.



## 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.

Please note that: Photographs may have been taken with the use of a wide-angle lens

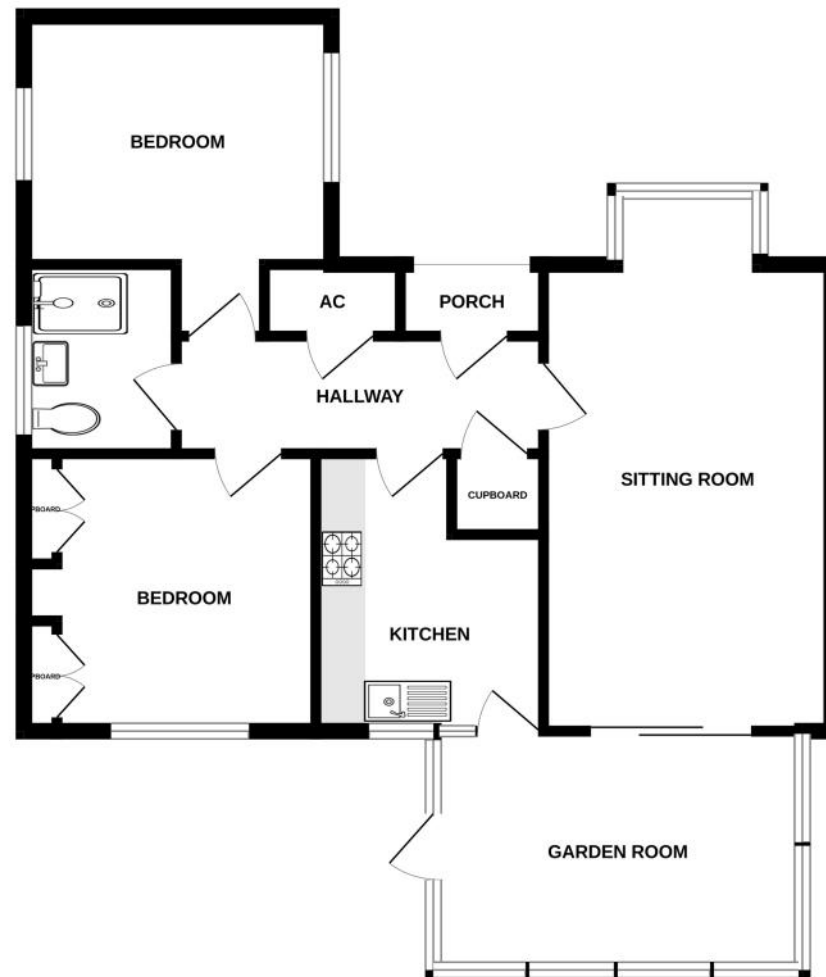
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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.  
Made with Metropix ©2024



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

