



Linden Lodge, Holt

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**Linden Lodge, 12 Greenways, Kelling Road,  
Holt, Norfolk NR25 6RX**

Holt Town Centre is a 7 minute flat walk.

North Norfolk Coast 3 miles, Norwich 20 miles

A spacious detached 3 bedroom non estate bungalow pleasantly situated in much favoured cul-de-sac. Greenways is convenient for Holt High Street and Gresham's Schools. A particular feature is a part walled private south east facing corner plot rear garden.

**GUIDE PRICE £450,000**



## The Property

The property offered for sale is a spacious detached three bedroom bungalow situated on a very private corner plot. Greenways is a small select cul-de-sac in a much favoured area of Holt. The well proportioned accommodation briefly comprises: an entrance porch leading to an entrance hall, a good size double aspect L shaped sitting room with an open fireplace. A garden room and kitchen. There are three double bedrooms and a family bathroom. The property also has the benefit of gas fired central heating and modern Upvc sealed unit double glazed windows and doors and cavity wall insulation. Outside the property is approached over a brick weave driveway, this in turn leads to a garage. There are front gardens and a very private part walled south east facing rear garden. The property is being sold with 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 12 will be found at the head of the cul-de-sac identified by a Pointens for sale board.

## ACCOMMODATION

### Entrance Porch

Door to -

### Entrance Hall

Radiator, coats cupboard housing a Worcester Bosch gas fired boiler (fitted in 2022) for central heating and domestic hot water. Airing cupboard with factory lagged tank and shelving. Loft access with part boarded loft and ladder.

### Sitting Room/Diner (L-shaped 21 x 17', double aspect)

Open fireplace with stone surround, three radiators, television point. Fitted cupboard and shelving.

### Garden Room (12'7 x 11'4)

Tiled floor, doors to rear garden.

### Kitchen (16'7 x 8'10)

Good range of base units with granite working surfaces over. Electric double oven, Inset single drainer sink unit with mixer tap, tiled splashbacks. Radiator, plumbing for automatic washing machine, fitted pantry cupboard, fitted shelving.

### Bedroom One (14' x 10' 10)

Two fitted double wardrobes, radiator. Pedestal wash basin.

### Bedroom Two (14' x 10'10)

Built in double wardrobe, radiator.

### Bedroom Three (14'3 x 9'7)

Two fitted cupboards, radiator.

### Bathroom

Pedestal washbasin, panelled bath with Mira shower over, Wc. Radiator, fully tiled walls.

## Curtilage

The property is approached over a brick weave driveway leading to a **brick built garage** (18'5 x 10'3) up/over door, electric power and light and a personnel door to rear garden. To the front of the property is a lawned garden with flower and shrub bed borders. A pedestrian gate leads to the very private south east facing rear garden which is mostly laid to lawn. There is a patio area behind the bungalow, inset flower and shrub beds and mature trees. A green house, potting shed a brick built outside wc and garden store. The garden is fully enclosed with a mixture of brick and flint walling and 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.

**Energy Performance Certificate:** Band D.

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

**Ref:** H313209.

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GROUND FLOOR  
1753 sq.ft. (162.8 sq.m.) approx.



12 GREENWAYS, HOLT, NORFOLK NR25 6RX

TOTAL FLOOR AREA : 1753 sq.ft. (162.8 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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