



26 Woodpecker Avenue, Holt

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Pointens





**26 Woodpecker Avenue,
Holt, Norfolk NR25 6GJ**

Blakeney 5 miles, North Norfolk Coast 3 miles

Norwich 20 miles

Constructed in 2018 this superbly presented detached house is situated towards the southern outskirts of the town and is just 300 yards from Holt Country Park with its 100 acres of mixed woodland, extensive walks and abundant wildlife.

GUIDE PRICE £399,950



The Property

The property offered for sale is a modern detached house constructed in 2018 by Lovell Homes. Situated towards the southern outskirts of the town and in excellent condition throughout, the accommodation is extremely well appointed and comprises an entrance hall, a sitting room, a well fitted out kitchen/diner and a cloakroom. A first floor landing leads to a master bedroom with en suite, a further bedroom and a bathroom. The property enjoys the benefit of sealed unit double glazed windows and doors and gas fired central heating and the remainder of a 10 year NHBC guarantee. Outside, there is off street parking and a good size garage. To the rear of the property is a private enclosed garden. The property has no onward chain.

Location

Located on the new Heath Farm development on the far southern end of Holt, this property is just a short distance from the town centre, the famous North Norfolk Railway (Poppy Line) Station and Holt Medical Practice at High Kelling. 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 Station Road. Upon reaching the Holt by-pass turn left and continue on to the roundabout. At the roundabout take the second exit into Heath Drive. Turn first right into Robin Close. And first right into Woodpecker Drive. At the T junction no 26 will be on your right identified by a Pointens for sale board.

Accommodation

Front door leading to:

Entrance Hall

Staircase to first floor, radiator, Amtico flooring.

Sitting Room (17'9 x 10'6 Treble Aspect)

Television, satellite and telephone points, 2 radiators, double doors leading to the rear garden.

Kitchen/Dining Room (17'10 x 9'5 (Double Aspect)

Good range of fitted base units with working surfaces over, inset one and a half sink bowl with mixer tap. Range of fitted BOSCH appliances to include a fridge freezer, washing machine, dishwasher and double oven. Gas hob with extractor hood over. Range of matching wall units with under lighting. Wall mounted combination boiler for central heating and hot water. Door to rear garden, radiator, television point. Amtico flooring.

Cloakroom

Wc, washbasin, Amtico flooring.

First floor landing

Storage cupboard, radiator, access to loft.

Bedroom One (15'7 x 9'9)

Built in double wardrobe with mirror sliding doors, radiator. Telephone point.

En-suite

Walk in shower cubicle, wc, wash basin, heated towel rail, electric shaver point. Half tiled walls, Amtico flooring.

Bedroom Two (10'8 x 9'4)

Radiator, television point.

Bedroom Three (10'7 x 8')

Radiator, television and telephone point.

Family Bathroom

Panelled bath with mixer tap and shower attachment, wc, wash basin, heated towel rail. Electric shaver point. Part tiled walls, Amtico flooring.

Curtlidge

There are two flower borders to the front of the property. To the side of the property is brick weave driveway, this in turn leads to a brick and tile garage 23' x 10', up and over door, electric power and light, personel door leading to the rear garden. The rear garden is mainly laid to lawn with two patio areas, outside light and water tap. A pedestrian gates leads to front of the property. The garden is fully enclosed by wooden panelled fencing.

General Information

Tenure: Freehold.

Services: All mains services are connected.

Council Tax: Band D (£2245.88) 2024/25

Energy Performance Certificate: Band B.

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

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

Agent's Notes:

A charge is made for maintenance of the communal areas on the development and insurance for the play park. Our vendor informs us that the charge was £150 for this current year.

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: H313224



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.

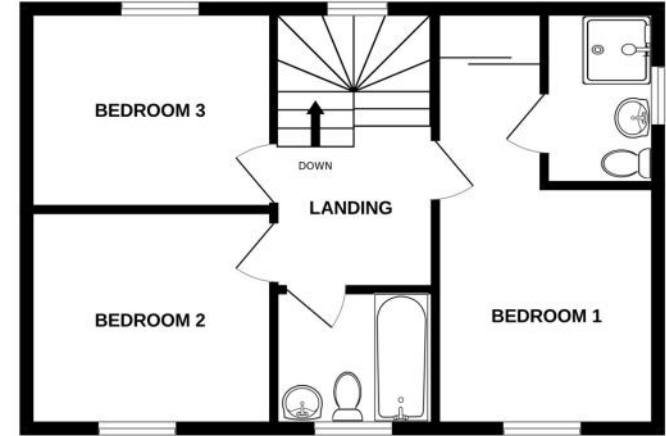
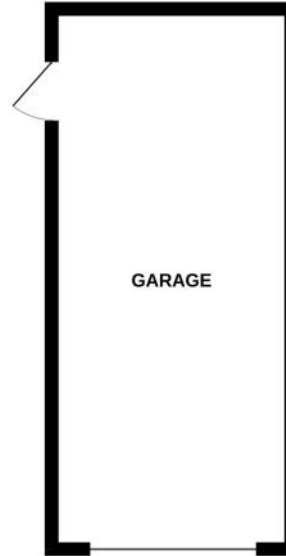
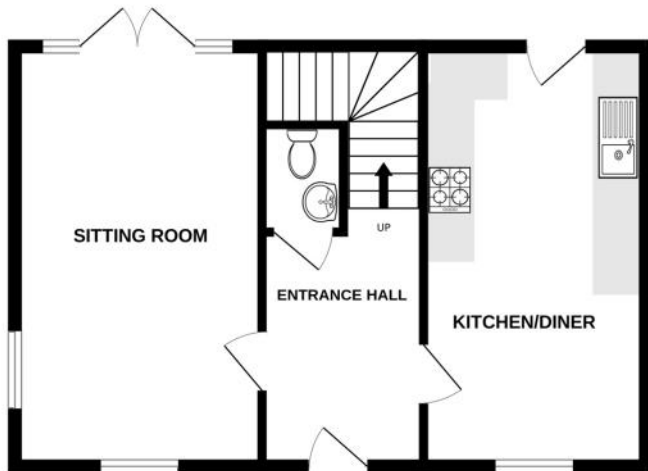
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No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor of Lessor.



GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.

1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



26 WOODPECKER AVENUE, HOLT NR25 6GJ

TOTAL FLOOR AREA : 1193 sq.ft. (110.8 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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