



4 Kings Road, Holt

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

Independent Estate Agents

Pointens





4 Kings Road, Holt
Norfolk NR25 6DB.

North Norfolk Coast 3 miles, Norwich 20 miles

A spacious semi-detached 3 bedroom family sized house with off street parking and a generous rear garden. Kings Road is a short stroll from Holt Country Park with 100 acres of beautiful walks, cafe and abundant wildlife.

GUIDE PRICE £250,000



The Property

The property offered for sale is a spacious three bedroom semi detached house situated in a popular residential area which is a short stroll from Holt Country Park. The accommodation briefly comprises of an entrance hall, a sitting/dining room, a kitchen, rear hall, cloak room and utility room. On the first floor a landing leads to three bedrooms and a family bathroom. The property also enjoys Upvc sealed unit windows and doors throughout and gas fired central heating. Outside there is a concrete driveway providing off street parking and gardens to the front and rear. The property is being sold with no onward chain.

Location

Kings Road is a short stroll from the Holt Country Park, which has had a chequered history, including a horseracing course, heath, farmland and forestry. It has now been developed into a tranquil park which covers around 100 acres of woodland and is dominated with Scots Pine and native broadleaves. Its rich ground flora supports an abundant display of wildlife including Goldcrests, Greater Spotted Woodpeckers, Emperor Dragonflies and Deer. Hetty's Tea Room is situated in the main car park where you can enjoy snacks, ice creams and teas and coffee. 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

Leave Holt High Street via Norwich Road. At the roundabout proceed straight over. Proceed past the police station and then left into Edinburgh Road. At the crossroad turn left into Coronation Road. Kings Road will then be found on the right hand side. No 4 will be found on the left hand side.

Accommodation

The accommodation comprises of:-

A Upvc front door leading to:-

Entrance Hall

Staircase leading to the first floor, radiator, coat pegs.

Sitting/Dining Room (24' 9 x 10'2)

Two red brick fireplaces, one housing a gas fire and one housing an electric fire. Two shelved recesses, two radiators.

Kitchen (12'2 x 7'3)

Range of fitted base units with work surfaces over. Inset single drainer sink. Fitted double oven, tiled splashbacks. Range of matching wall units.

Rear Hall

Door to rear garden

Cloakroom

WC

Utility Room (10'3 x 7'10)

Fitted base unit with work surface over. Inset single drainer sink with mixer tap. Plumbing for automatic washing machine. Door to rear garden.

First Floor Landing

Airing cupboard with factory lagged water tank and fitted shelving. Wall mounted gas fired boiler for central heating and domestic hot water.

Bedroom One (12' 3 x 10')

Radiator, two fitted cupboards.

Bedroom Two (12'3 x 10'3)

Radiator, fitted cupboard.

Bedroom Three (9'9 x 7'9)

Radiator, fitted cupboard.

Family Bathroom

Panelled bath, pedestal washbasin, wc, Radiator. Electric heater.

Curtilage

To the front of the property there is a concrete driveway that provides off street parking and a lawned garden with various inset flower and shrub beds, it is partially enclosed with wooden panelled fencing. To the rear there is a good sized garden which is also laid to lawn together with a patio area and various flower and shrub beds and some mature trees. A wooden garden shed (15'10 x 7'9) The garden is fully enclosed with wooden panelled fencing.

General Information

Tenure: Freehold.

Services: All mains services are connected

Council Tax Band: B (£1746.80 2024/2025)

Energy Performance Certificate: TBC

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

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

Reference: H313239

Agents Note: Intending purchasers will be asked to produce original Identity. Documentation and Proof of Address before solicitors are instructed.

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.

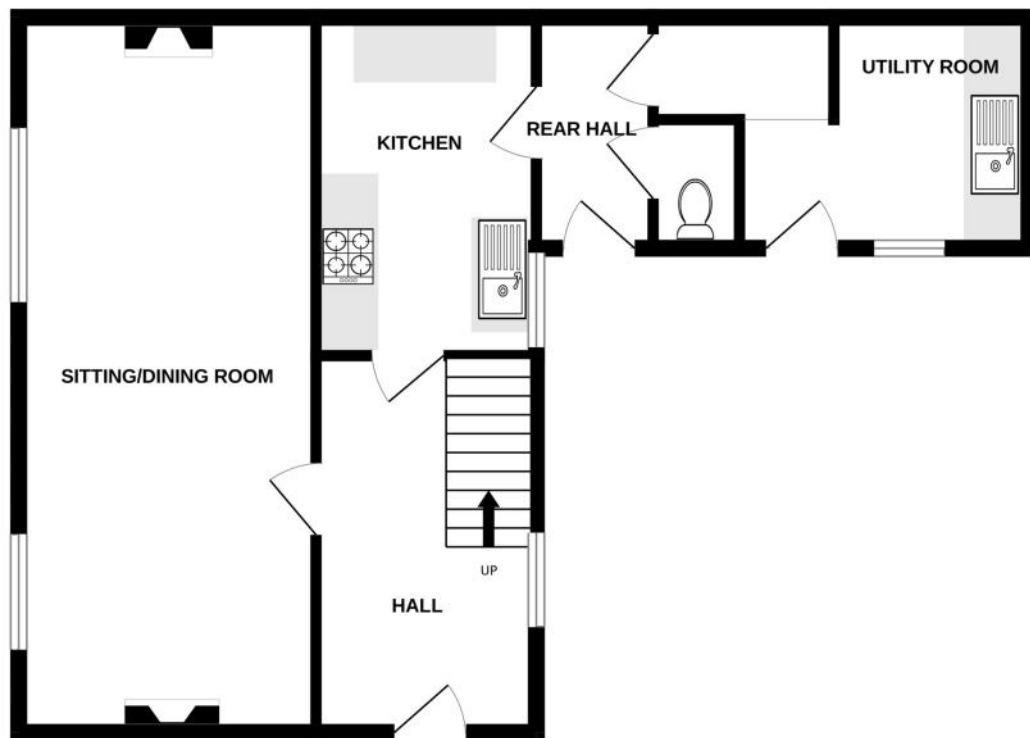
Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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.

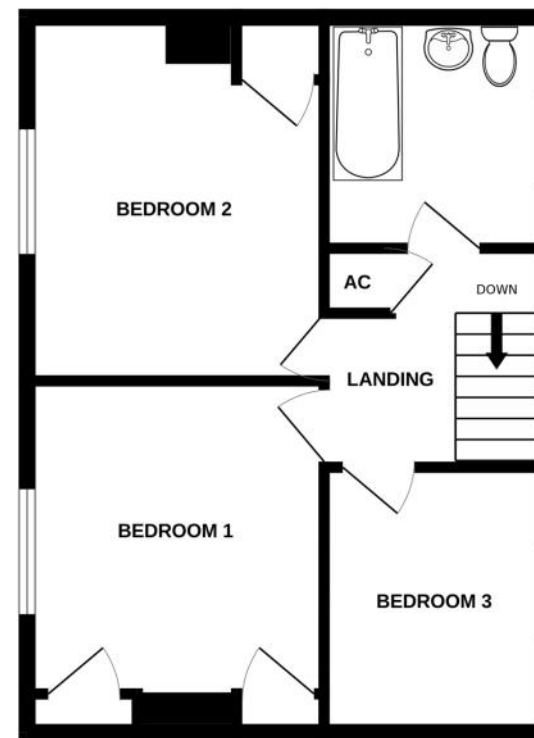




GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



4 KINGS ROAD, HOLT, NORFOLK NR25 6DB

TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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

