



15 Town Close, Holt

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Pointens





**15 Town Close, Holt,  
Norfolk NR25 6JN**

North Norfolk Coast 3 miles, Norwich 20 miles  
Burnham Market 22 miles

A well appointed detached bungalow situated in a quiet and much favoured residential close around 100 yards from Holt High Street and the extensive amenities it offers.

**GUIDE PRICE £355,000**



## THE PROPERTY

The property offered for sale is a chalet style bungalow pleasantly situated in this popular cul-de-sac. Town Close is a popular residential area around 100 yards flat walk from Holt town centre. The close comprises sixteen properties and adjoins a small, part wooded common. In good order throughout, the property presently has accommodation comprising an entrance porch, sitting room with an open fireplace, well fitted out kitchen, a rear hall, two bedrooms and a shower room. The property also has the benefit of replacement UPVC sealed unit double glazed windows and gas fired central heating throughout. Outside, there is a front garden area and a driveway leads down the side of the property to a car port and a garage. To the rear is a private enclosed garden. The property is being sold with no upward chain.

## 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 and an international airport.

## DIRECTIONS

From the sole agents office turn left into New Street. Follow this road for around 100 yards and you will find Town Close situated on your left hand side. The property will then be found on the right hand side identified by a Pointens 'for sale' board.

## ACCOMMODATION

UPVC front door, leading to -

### Entrance Porch

Radiator. Coats cupboard.

### Sitting Room (17'5 x 15'7)

Open fireplace, two shelved alcoves. Two radiators. Television point.

### Inner Hall

Radiator. Loft access.

### Kitchen (13'5 x 9'6)

Range of fitted base units with work surfaces over. Fitted double oven. Extractor hood. Single drainer sink with mixer tap. Plumbing for automatic washing machine. Space for fridge/freezer. Range of matching wall units. Door to outside. Radiator. Fitted cupboard. Cupboard housing Vaillant gas fired boiler for central heating and domestic hot water. (We understand this is only two years old).

### Bedroom One (11'10 x 10'5)

Radiator. Two fitted cupboards.

### Bedroom Two (12'4 x 9'2)

Radiator.

### Bathroom

Panelled bath with mixer tap and shower attachment. Pedestal washbasin. W.C. Half tiled walls. Radiator.

## Curtilage

The property is approached over a tarmacadam driveway which leads to a car port and a concrete sectional garage (20' x 8') with electric power and light. There are shingled gardens to the front of the property and to the rear is a lawned garden with a patio area and various inset flower and shrub beds, all fully enclosed by a mixture of walling and wooden panelled fencing.

## General Information

**Tenure:** Freehold.

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

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

**Energy Performance Certificate:** To be confirmed

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

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

**Reference:** H313241

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

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[www.pointens.co.uk](http://www.pointens.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.onthemarket.com](http://www.onthemarket.com)



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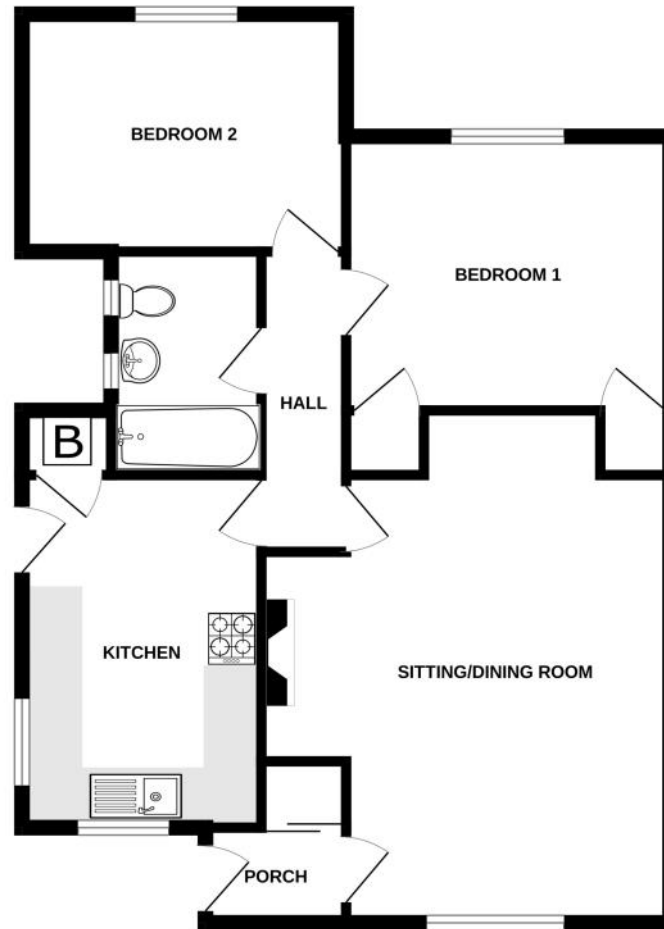
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GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



15 TOWN CLOSE, HOLT, NORFOLK NR25 6JN

TOTAL FLOOR AREA: 727 sq.ft. (67.5 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.  
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