



14 Pearsons Road, holt

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Independent Estate Agents

Pointens





14 Pearsons Road, Holt
Norfolk NR25 6EJ
 North Norfolk Heritage Coast 3 miles,
 Norwich 20 miles

A highly individual detached bungalow in a much favoured residential area convenient for Gresham's Schools and Holt High Street with its extensive amenities. The property is in excellent condition throughout and a particular feature of this property is the light and airy garden room that over looks the private rear garden.

GUIDE PRICE £450,000



The Property

The property offered for sale is a spacious detached bungalow situated in one of Holt's most sought after residential areas convenient for both Holt High Street and Gresham's Schools. The spacious and characterful immaculately presented accommodation comprises of an entrance hall leading to a double aspect sitting room with an open fire place, a 20' well fitted out kitchen/diner. UPVC garden room overlooking the rear garden. Two double bedrooms, office/bedroom three and a family bathroom, separate cloakroom. The property is in excellent order throughout and also has the benefit of modern UPVC sealed unit double glazed windows and doors and gas fired central heating. Outside a brick driveway provides ample off street parking for several vehicles. To the front of the property is a well tendered garden with a further private well tendered garden to the rear. This 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 Salhouse, 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

Leave Holt High Street via the old Cromer Road. Just after passing Gresham's Prep. School turn right into Grove Lane. After around 50 yards this lane leads into Pearsons Road. The property will then be found after around another 100 yards on your right hand side, identified by a Pointens for sale board.

Accommodation

The accommodation comprises:

UPVC Front door, leading to -

Entrance Hall

Radiator, coat storage cupboard.

Sitting Room (16'3 x 11'4 double aspect)

Two radiators, open fire place with a wooden mantle surround, television point.

Kitchen/Diner (20'3 x 9'1)

Range of fitted shaker style base units with granite work surfaces over. Inset 11/2 bowl sink unit with mixer tap. Fitted electric double oven, recirculating hood, dishwasher point, space for American fridge/freezer. Radiator.

Garden Room (17'9 x 11'4)

Treble aspect, two radiators. Double doors leading to the rear garden.

Side Lobby/Utility

Doors to the front and rear. Plumbing for automatic washing machine. Wall mounted Valiant boiler for central heating and domestic hot water.

Cloakroom

Wc, washbasin.

Bedroom One (14'2 x 10'2 double aspect)

Radiator.

Bedroom Two (12' x 10'1)

Radiator.

Office/Bedroom Three (12'3 x 8'2)

Double doors to rear garden, wooden floor.

Family Bathroom

Panelled bath, fitted tiled shower cubicle with shower, wc, radiator. Half timbered walls.

Curtilage

The property is approached over a brickweave driveway which provides ample off street parking for several vehicles. This in turn leads to a store room (8'2 x 5'3) with electric up and over door. The front of the property is laid mostly to lawn with patio paths and various inset flower and shrub beds all enclosed by wooden panelled fencing. To the rear of the property is a further private garden area also with a lawn and a patio directly behind the bungalow. There are various inset flower and shrub beds and this is also fully enclosed by wooden panelled fencing.

General Information

Tenure: Freehold.

Services: All mains services are connected.

Council Tax Band: D (2024/2025—£2245.88).

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

Energy Performance Certificate: D

Viewing: Strictly via the sole agent, Pointens Estate Agents, tel, 01263 711880.

Ref: H313285

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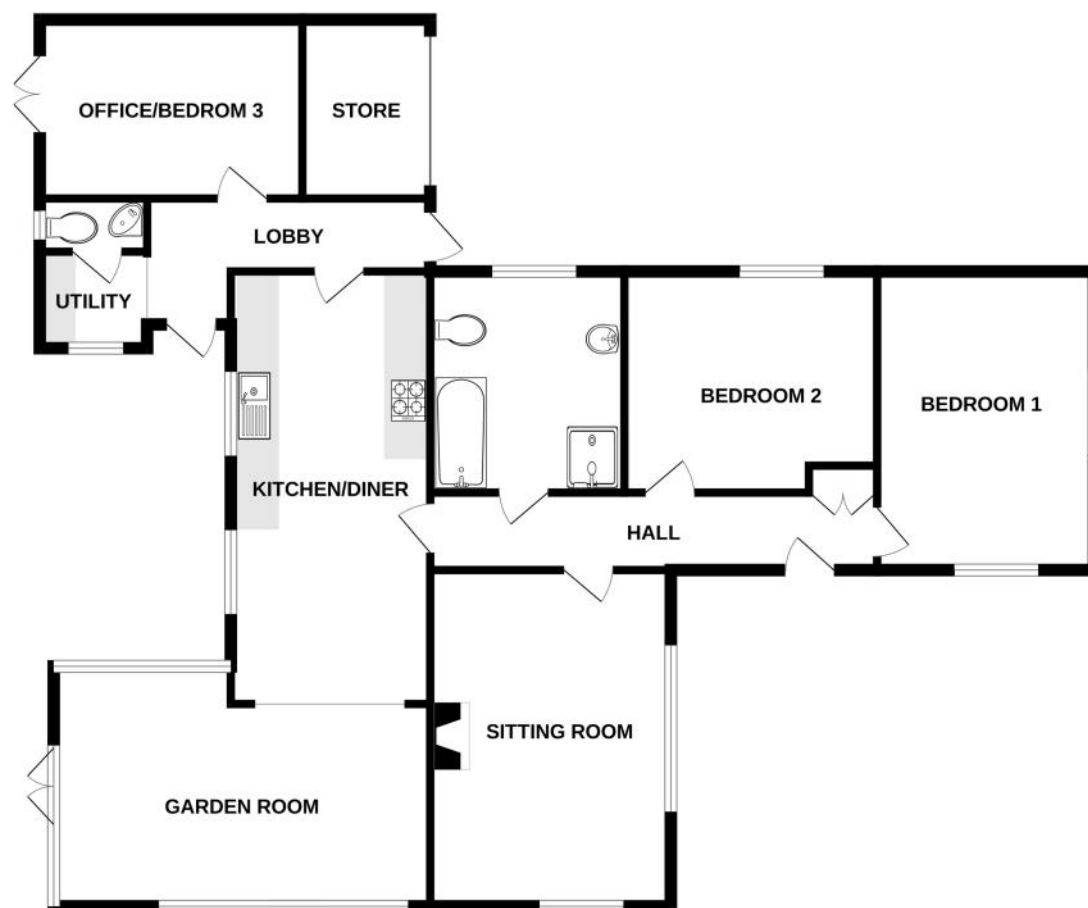
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GROUND FLOOR
1232 sq.ft. (114.5 sq.m.) approx.



14 PEARSONS ROAD, HOLT, NORFOLK NR25 6EJ

TOTAL FLOOR AREA: 1232 sq.ft. (114.5 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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