



36 Kenwyn Close, Holt

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Independent Estate Agents

Pointens









**36 Kenwyn Close, Holt**

**Norfolk NR25 6RS**

North Norfolk Heritage Coast 3 miles,

Norwich 20 miles

Detached immaculately presented bungalow in a much favoured residential area of Holt. The property is a short flat walk from Holt High Street and its extensive shopping facilities and amenities. This property has no upward chain.

**GUIDE PRICE £495,000**



### The Property

The property offered for sale is an immaculately presented detached bungalow in a much sought after cul-de-sac located a short walk from Holt High Street and its extensive amenities. The well appointed luxury accommodation briefly comprises an entrance porch, a spacious hallway, double aspect sitting room with an open fireplace, an exceptionally well fitted out kitchen/diner, a utility/boot room, garden room, master bedroom with en suite, a further double bedroom and a shower room. The property enjoys the benefit of UPVC sealed unit windows and doors throughout and gas fired central heating. Outside, a tarmac driveway provides ample off street parking for several vehicles and this in turn leads to a brick and tile garage. There is a front garden and to the rear of the bungalow there is a very private, enclosed rear garden area.

### The Location

Holt is an old Georgian former market town offering some of the most exclusive shops to be found in North Norfolk including an excellent range of delicatessens, gift shops, art galleries, a large quality department store, Budgens supermarket and essential services such as banks, and building societies and post office etc. The main doctor's surgery is on the edge of Holt at High Kelling. Schooling includes the well renowned Gresham's pre-prep, prep and senior schools in the town and Beeston Hall School near Sheringham. Holt is well located for easy access to the North Norfolk coast 5 miles away at Weybourne with other coastal villages also nearby including Cley-Next-The-Sea and Blakeney. To reach the centre of the Cathedral City of Norwich, with its International Airport and mainline station to London Liverpool Street, takes about 40 minutes by car.

### Directions

On foot from Holt High Street, proceed to the Cromer Road and take the first left hand turning into Peacock Lane. Towards the end of Peacock Lane turn right into Jubilee Close and follow the footpath at the end of the close onto Hendrie Road. Bear around to the left and at the T junction no 36 will then be found in front of you.

By car leave Holt High Street via Cromer Road. Upon reaching Gresham's Preparatory School turn left in Kelling Road. Take the first turning left into Kenwyn Close, follow the road around to the right and No 36 will be found on the right hand side.

### Accommodation

The accommodation comprises: -

UPVC front door, leading to -

#### Entrance Porch

Tiled floor. UPVC door to -

#### Spacious Entrance Hall

Radiator, coats cupboard.

#### Sitting Room (22'4 x 14'6, double aspect)

Open fireplace housing a wood burner. Two radiators. Television point. Sliding patio doors leading to the side garden.

#### L-shaped Kitchen/Diner (20' x 17')

Extensive range of fitted base units with wooden work surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted double oven. Dishwasher, induction hob with extractor hood over. Fridge. Further range of matching wall units with underlighting. Breakfast bar. Two radiators, tiled floor. Double doors to -

#### UPVC Garden Room (12'9 x 7')

Radiator, door to rear garden. Tiled floor.

#### Utility/ Boot Room (10'4 x 7')

Range of fitted base units with wooden work surfaces over. Inset single drainer sink with mixer tap. Plumbing for automatic washing machine. Storage cupboard. Wall mounted unit. Radiator. Tiled floor. Door to side garden.

### Bedroom One (12'7 x 11')

Radiator. Fitted double wardrobe.

### En suite

W.C., pedestal washbasin, tiled shower cubicle with shower. Radiator. Fully tiled walls and floor.

### Bedroom Two (13' x 11'5)

Fitted double wardrobe, radiator.

### Bathroom

Large walk-in shower cubicle. W.C., vanity unit with basin over. Wall mounted mirror with electric light. Stainless steel heated towel rail. Fully tiled walls and floor.

### Curtilage

To the front of the property there are inset flower and shrub beds. To one side of the bungalow there is a tarmacadam driveway which leads to the rear and provides ample off street parking for several vehicles. This in turn leads to a brick and tile garage (19' x 10'4) with electric roller door, electric power and light. Attached to the garage is a wooden workshop (11'4 x 6'5) with electric power and light. There is pedestrian access down both sides of the bungalow. The rear garden has a patio area, various inset flower and shrub beds, two mature pine trees, shingled pathways, two wooden garden sheds and a pedestrian gate leads to a permissive path which leads into the town.

### General Information

**Tenure:** Freehold.

**Council Tax Band:** Band E.

**Energy Performance Certificate:** .Band C.

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

**Services:** All mains services are connected.**Viewing:** Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH tel: 01263 711880.

**Ref:** H313283.

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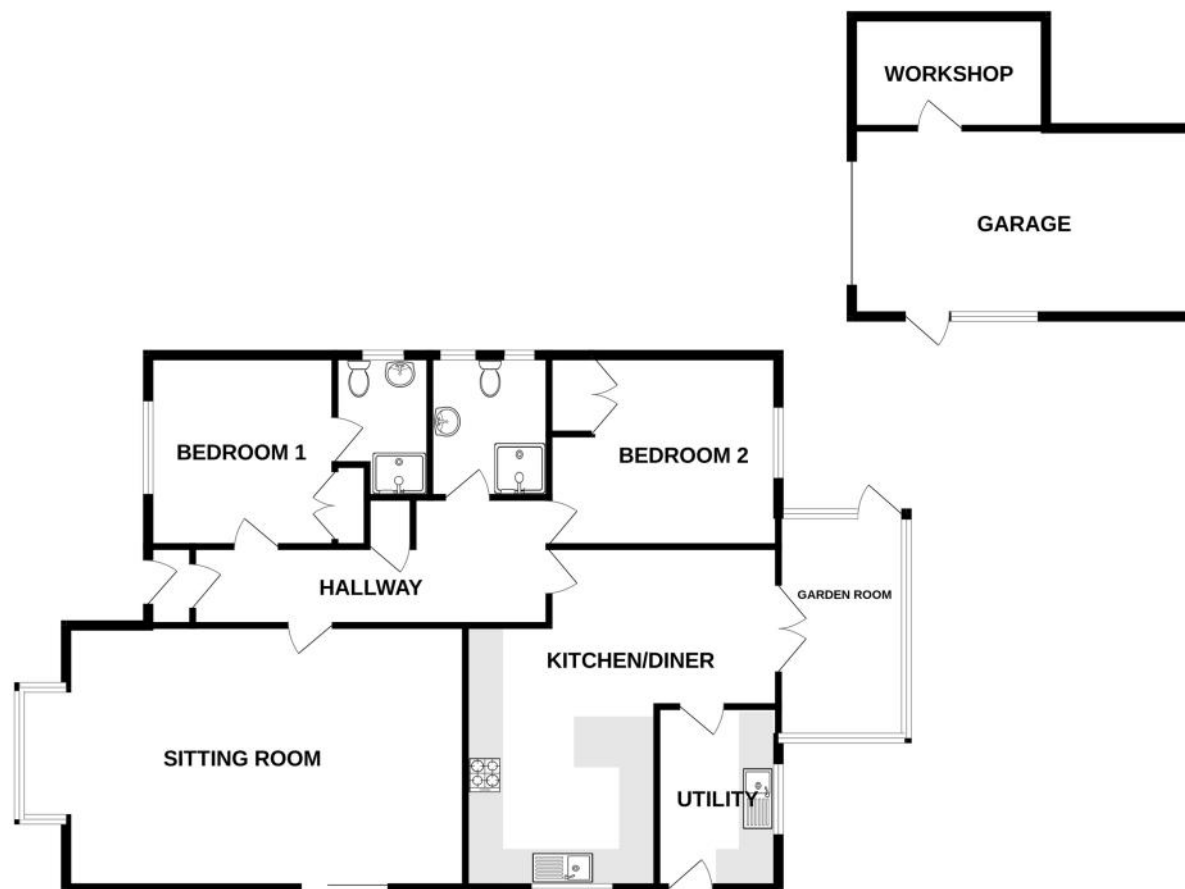
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GROUND FLOOR  
1575 sq.ft. (146.3 sq.m.) approx.



36 KENWYN CLOSE, HOLT, NORFOLK NR25 6RS

TOTAL FLOOR AREA : 1575 sq.ft. (146.3 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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